March 17, 2003

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawai‘i 96813

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for Wai‘anae YMCA, TMK 8-6-01:61, Wai‘anae, O‘ahu, Hawai‘i

The Department of Community Services has reviewed the comments received during the 30-day public comment period which began on the publication of the January 23, 2002 OEQC Environmental Notice. We have determined that this project will not have any significant environmental effects and have therefore issued a Finding of No Significant Impacts (FONSI) for the Wai‘anae YMCA project. Accordingly, please publish this notice in the April 8, 2003 OEQC Environmental Notice.

In closing, we have enclosed a completed OEQC Publication Form and four copies of the final EA and further ask that any questions pertaining to this matter be directed to Mr. Paul Kobata of our department’s Office of Special Projects at 592-8626.

Sincerely,

MICHAEL T. AMII
Director

MTA:ds

Enclosures
Final Environmental Assessment/
Finding of No Significant Impact
(TMK 8-6-01:61)

Prepared for:
Young Men's Christian Association (YMCA)
of Honolulu

Prepared by:
PBR
March 2003
Wai'anae Coast YMCA

Final Environmental Assessment / Finding of No Significant Impact
(TM-96-02-61)

Prepared for:
Young Men's Christian Association (YMCA)
of Honolulu

Prepared by:
PBR Hawaii

March 2003
# Waialae Coast YMCA

Final Environmental Assessment/Finding of No Significant Impact

## TABLE OF CONTENTS

1.0 INTRODUCTION .................................................. 1
  1.1 PROJECT SUMMARY .......................................... 1
  1.2 LOCATION .................................................. 2
  1.3 LAND OWNERSHIP ............................................ 2
  1.4 IDENTIFICATION OF APPLICANT .............................. 2
  1.5 IDENTIFICATION OF APPROVING AGENCY ..................... 2
  1.6 IDENTIFICATION OF AGENCIES AND INDIVIDUALS CONSULTED .... 2
  1.7 ENVIRONMENTAL REQUIREMENTS ............................. 3

2.0 PROJECT DESCRIPTION, NEED, & OBJECTIVE .................... 5
  2.1 BACKGROUND INFORMATION .................................. 5
  2.2 SURROUNDING USES ......................................... 6
  2.3 NEED AND OBJECTIVE ....................................... 6
  2.4 PROJECT DESCRIPTION ....................................... 6
  2.5 APPROXIMATE COST AND SCHEDULE .......................... 7
  2.6 SUSTAINABLE BUILDING DESIGN .............................. 7

3.0 LAND USE CONFORMANCE ..................................... 9
  3.1 STATE OF HAWAI'I .......................................... 9
    3.1.1 State Land Use District ................................. 9
  3.2 CITY AND COUNTY OF HONOLULU ............................ 9
    3.2.1 General Plan ............................................ 9
    3.2.2 Waialae Sustainable Communities Plan ................ 10
  3.3 LAND USE ORDINANCE ...................................... 11
  3.4 LIST OF PERMITS ........................................... 11

4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES ..................... 13
  4.1 HUD ENVIRONMENTAL REQUIREMENTS ........................ 13
    4.1.1 Coastal Barrier Resources/Coastal Zones .............. 13
    4.1.2 Floodplain Management ................................ 13
    4.1.3 Historic Preservation/Historic Properties .......... 14
    4.1.4 Noise/Noise Abatement ................................ 14
    4.1.5 Hazardous Industrial Operations and Thermal/Explosives .... 15
    4.1.6 Airport Hazards/Airport Clear Zones ................ 15
    4.1.7 Protection of Wetlands ................................ 15
    4.1.8 Toxic Chemicals and Radioactive Materials .......... 16
    4.1.9 Endangered Species/Flora and Fauna ................. 17
    4.1.10 Sole Source Aquifers/Water Quality ................ 18
    4.1.11 Farmland Protection .................................. 18
    4.1.12 Flood Insurance ....................................... 18
    4.1.13 Environmental Justice ............................... 19
Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1.14 Unique Natural Features and Areas</td>
<td>19</td>
</tr>
<tr>
<td>4.1.15 Site Suitability, Access, and Compatibility with Surrounding</td>
<td>20</td>
</tr>
<tr>
<td>Development</td>
<td></td>
</tr>
<tr>
<td>4.1.16 Soil Stability, Erosion, and Drainage</td>
<td>21</td>
</tr>
<tr>
<td>4.1.17 Nuisances and Hazards</td>
<td>22</td>
</tr>
<tr>
<td>4.1.18 Water Supply, Sanitary Sewers, and Solid Waste Disposal</td>
<td>23</td>
</tr>
<tr>
<td>4.1.19 Schools, Parks, Recreation, and Social Services</td>
<td>24</td>
</tr>
<tr>
<td>4.1.20 Emergency Health Care, Fire, and Police Services</td>
<td>25</td>
</tr>
<tr>
<td>4.1.21 Commercial/Retail and Transportation</td>
<td>26</td>
</tr>
<tr>
<td>4.1.22 Air Quality</td>
<td>26</td>
</tr>
<tr>
<td>4.2 ADDITIONAL ENVIRONMENTAL CONSIDERATIONS</td>
<td>27</td>
</tr>
<tr>
<td>4.2.1 Climate</td>
<td>27</td>
</tr>
<tr>
<td>4.2.2 Topography</td>
<td>28</td>
</tr>
<tr>
<td>4.2.3 Soils</td>
<td>28</td>
</tr>
<tr>
<td>4.2.3.1 Land Study Bureau Detailed Land Classification</td>
<td>28</td>
</tr>
<tr>
<td>4.2.3.2 Soil Conservation Service Soil Survey</td>
<td>29</td>
</tr>
<tr>
<td>4.2.3.3 Agricultural Lands of Importance to the State of Hawai'i</td>
<td>29</td>
</tr>
<tr>
<td>4.2.4 Natural Hazards</td>
<td>30</td>
</tr>
<tr>
<td>4.2.5 Archaeological and Historic Resources</td>
<td>30</td>
</tr>
<tr>
<td>4.2.6 Cultural Impacts</td>
<td>31</td>
</tr>
<tr>
<td>4.2.7 Economic Impacts</td>
<td>31</td>
</tr>
<tr>
<td>4.2.8 Social Impacts</td>
<td>32</td>
</tr>
<tr>
<td>4.2.9 Visual Impacts</td>
<td>33</td>
</tr>
<tr>
<td>4.2.10 Traffic and Circulation</td>
<td>34</td>
</tr>
<tr>
<td>4.2.11 Infrastructure</td>
<td>34</td>
</tr>
<tr>
<td>4.2.11.1 Water System</td>
<td>34</td>
</tr>
<tr>
<td>4.2.11.2 Wastewater Facilities</td>
<td>35</td>
</tr>
<tr>
<td>4.2.11.3 Drainage</td>
<td>36</td>
</tr>
<tr>
<td>4.2.11.4 Electrical and Communication Facilities</td>
<td>36</td>
</tr>
<tr>
<td>4.2.11.5 Solid Waste Disposal</td>
<td>36</td>
</tr>
<tr>
<td>5.0 DESCRIPTION OF ALTERNATIVES</td>
<td>38</td>
</tr>
<tr>
<td>5.1 NO ACTION ALTERNATIVE</td>
<td>38</td>
</tr>
<tr>
<td>5.2 ALTERNATIVES</td>
<td>38</td>
</tr>
<tr>
<td>5.3 PREFERRED ALTERNATIVE</td>
<td>38</td>
</tr>
<tr>
<td>6.0 DETERMINATION, FINDINGS, AND REASONS SUPPORTING THE DETERMINATION</td>
<td>40</td>
</tr>
<tr>
<td>6.1 SIGNIFICANCE CRITERIA</td>
<td>40</td>
</tr>
<tr>
<td>6.2 DETERMINATION</td>
<td>43</td>
</tr>
<tr>
<td>7.0 REFERENCES</td>
<td>45</td>
</tr>
</tbody>
</table>
8.0 COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT & RESPONSES .................................................. 46

LIST OF APPENDICES

Appendix A - HUD Statutory Checklist
Appendix B - Screening Criteria for CDBG Assisted Project to Confirm its Consistency with HCZMP Description of Proposed Action
Appendix C - Letter from State Historic Preservation Division
Appendix D - Phase I Environmental Assessment
Appendix E - Phase II Subsurface Investigation
Appendix F - Letter from U.S. Fish and Wildlife Service

LIST OF FIGURES

<table>
<thead>
<tr>
<th>Figure</th>
<th>Follows</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Regional Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Tax Map Key</td>
</tr>
<tr>
<td>3a</td>
<td>Project Site Plan</td>
</tr>
<tr>
<td>3b</td>
<td>Project Rendering</td>
</tr>
<tr>
<td>4</td>
<td>State Land Use Boundary Map</td>
</tr>
<tr>
<td>5</td>
<td>County Zoning</td>
</tr>
<tr>
<td>6</td>
<td>Special Management Area</td>
</tr>
<tr>
<td>7</td>
<td>Flood Insurance Rate Map</td>
</tr>
<tr>
<td>8</td>
<td>Distance to Airports</td>
</tr>
<tr>
<td>9</td>
<td>Wetlands</td>
</tr>
<tr>
<td>10</td>
<td>Critical Habitats</td>
</tr>
<tr>
<td>11</td>
<td>Site Photos</td>
</tr>
<tr>
<td>12</td>
<td>Agricultural Lands of Importance to the State of Hawai‘i</td>
</tr>
<tr>
<td>13</td>
<td>Land Study Bureau</td>
</tr>
</tbody>
</table>
1.0 INTRODUCTION

This Environmental Assessment (EA) has been prepared in compliance with the environmental review requirements of 24 Code of Federal Regulations (CFR) 58 and the environmental requirements of Chapter 343, Hawai‘i Revised Statutes (HRS) for proposed improvements for the Wai‘anae Young Men's Christian Association (YMCA).

1.1 PROJECT SUMMARY

Project Name: Wai‘anae Coast YMCA
Applicant: Young Men's Christian Association (YMCA) of Honolulu
Landowner: Young Men's Christian Association (YMCA) of Honolulu
Location: 86-071 Leihoku Street, Wai‘anae, Hawai‘i, 96792
Tax Map Key: 8-6-01: 61, 23.96 acres
Existing Use: An existing portable building with a parking lot and landscaping.
Proposed Action: Construction of new YMCA facilities in Wai‘anae, which will include: a 16,500+ square foot permanent building, swimming pool, playcourt, playground, parking areas, and landscaping.
Project Area: Approximately 7 developable acres out of the 23.96 acre property

Zoning: Industrial (I-2) 9.664 acres, Preservation (P-1) 14.296 acres.

SMA: The subject property is not in the SMA
Actions Requested: Compliance with 24 CFR 58
Compliance with Chapter 343, Hawai‘i Revised Statutes

Approving Agency: City and County of Honolulu, Department of Community Services
Anticipated Determination: Finding of No Significant Impact (FONSI)
1.2 LOCATION

The Wai'anae Coast YMCA is located in Wai'anae on a former limestone quarry on the slopes of Pu'u Mā'ili'ilī (Figure 1) and consists of one parcel identified as TMK 8-6-01: 61 (Figure 2). This area is part of the Wai'anae Sustainable Communities Plan area.

1.3 LAND OWNERSHIP

The landowner is the Young Men's Christian Association (YMCA) of Honolulu.

1.4 IDENTIFICATION OF APPLICANT

The applicant is the Young Men's Christian Association (YMCA) of Honolulu.

1.5 IDENTIFICATION OF APPROVING AGENCY

The approving agency is the City and County of Honolulu Department of Community Services.

1.6 IDENTIFICATION OF AGENCIES AND INDIVIDUALS CONSULTED

In the course of preparing this environmental assessment, the following agencies (or agency documents and maps) and individuals were consulted and/or provided information.

CITY AND COUNTY OF HONOLULU
Board of Water Supply
Councilmember John DeSoto
Department of Community Services
Department of Environmental Services
Fire Department
Department of Parks and Recreation
Department of Planning and Permitting
Police Department

STATE AGENCIES
Department of Agriculture
Department of Business Economic Development and Tourism, Hawai'i Coastal Zone Management Program
Department of Business Economic Development and Tourism, Office of Planning
Office of Environmental Quality Control
Office of Hawaiian Affairs
Department of Health
Department of Land and Natural Resources, State Historic Preservation Division
University of Hawai'i, Land Study Bureau
FEDERAL AGENCIES
US Department of Agriculture, Natural Resources Conservation Service
Environmental Protection Agency
US Fish and Wildlife Service
US Department of Housing and Urban Development

INDIVIDUALS
William Aila
Laura Arrighi
Frenchy DeSoto
Henry Hopfe
Momi Kamahele
Landis Ornellas

1.7 ENVIRONMENTAL REQUIREMENTS

This draft environmental assessment has been prepared in accordance and compliance with the environmental requirements of:

- 24 CFR 58
- The State of Hawai‘i Environmental Impact Statement Law, Chapter 343, HRS

Specifically, this draft environmental assessment is being prepared in compliance with 24 CFR 58 because the YMCA of Honolulu will be receiving a Community Development Block Grant and a direct grant (Economic Development Initiative) for the proposed Wai‘anae Coast YMCA facility. This draft environmental assessment also is being prepared in compliance the State of Hawai‘i Environmental Impact Statement Law (Chapter 343, HRS) because the State will be contributing funding to the project.

Because Chapter 343, HRS is applicable to the project, this environmental assessment has been prepared to identify whether “significant environmental effects” will result from the proposed Wai‘anae Coast YMCA facility. According to the Department of Health Rules which are governed by Chapter 343, HRS implementation, if “significant environmental effects” are not identified by an environmental assessment, preparation of a full environmental impact statement is not required, and a “finding of no significant impact” is issued by the approving authority. Otherwise, a notice of preparation is issued and processing of a full environmental impact statement is required.
2.0 PROJECT DESCRIPTION, NEED, & OBJECTIVE

This section provides background information, identifies the project’s goals and objectives, describes the proposed improvements, and delineates construction activities and approximate costs.

2.1 BACKGROUND INFORMATION

The YMCA of Honolulu (parent organization of the Wai’anae Coast YMCA) is a non-profit, community service organization established in Hawai‘i in 1869. During 2000, the YMCA had 86,000 participants in nearly 100 programs delivered through nine branches located throughout O‘ahu. The YMCA of Honolulu’s annual budget is $18 million. The organization has 160 full-time employees, 800 part-time employees, and 2,600 volunteers. More than 300 community volunteers serve on the YMCA of Honolulu’s corporate and branch boards.

The Wai’anae Coast YMCA, one of the YMCA of Honolulu’s nine branches, is located on an approximately 24 acre property. The developable portion of the property (7 acres within the State Urban District with I-2 zoning) was formerly part of an old quarry. Only 7± acres of the property is developable and existing facilities consist of a portable building, parking and landscaping. This existing portable building is primarily used as office space for outreach counseling.

Otherwise, the closest YMCA facility for Wai’anae residents is the Leeward YMCA in Waipahu. The current service area of the Leeward YMCA is from Pearl City, Waipahu, ‘Ewa and ‘Ewa Beach to the Wai’anae Coast.

Programs currently offered by the Leeward YMCA include:

- A+ After School Programs at public elementary schools
- Before school and after school programs on site
- Holiday/Summer Fun
- Aerobics
- Youth Sports (flag football)
- Substance abuse prevention programs for teens
- Teen action programs
- Youth Employment Programs
- S.T.A.R.S. teen performing arts program
- Driver education

The Leeward YMCA currently has no members from the Wai’anae area.

If the proposed Wai’anae Coast YMCA is built, the Wai’anae area would then be excluded from the service area of the Leeward YMCA.
2.2 SURROUNDING USES

The Wai‘anae Coast YMCA property can be accessed by (and fronts) Leihōkū Street (from Farrington Highway). The site is mauka (and east) of the Wai‘anae Sewage Treatment Plant. The property extends to the ridge line of Pu‘u Mā‘ili‘ili, so to the south of the property are the slopes of Pu‘u Mā‘ili‘ili (owned by the Department of Hawaiian Home Lands). To the east of the property are residential lots and open space (the slopes of Pu‘u Mā‘ili‘ili). Adjoining properties do not appear to present a potential risk to the subject property.

2.3 NEED AND OBJECTIVE

Although Wai‘anae is the most developed of O‘ahu’s rural districts, residents still characterize the area as a “country” community that is geographically and socially far removed from the Honolulu Central Business District and Waikīkī. Rapid population growth over the past 40 years (from 3,000 in 1950 to more than 40,000 in 1998), however, has placed significant pressure on the community’s “small town values” and social services. There is growing concern that continued urban and suburban development will put more stress on Wai‘anae’s schools, parks, and social service facilities, which are already overcrowded.

The objective of the project is to improve and expand YMCA services to the Wai‘anae community.

According to a community needs assessment prepared for the YMCA of Honolulu (Phil Balducci & Associates 2001), if the Wai‘anae YMCA is built, YMCA membership among Wai‘anae residents is expected to range from 1,392 to 1,500 members.

2.4 PROJECT DESCRIPTION

The proposed improvements to the Wai‘anae Coast YMCA subject to this environmental assessment involve the construction of a new facility to improve and expand services to Wai‘anae residents.

The current plans that are subject to this environmental assessment are to:

- Construct a 16,500 square foot building (lobby, administrative offices, classroom, meeting rooms, computer lab, health and wellness center, group exercise studio, restrooms);
- Install an outdoor swimming pool;
- Construct additional parking;
- Install play court and play field;
- Install retention basin;
- Landscape entire developable area.

For a project site plan and rendering see Figures 3a and 3b.
2.5 APPROXIMATE COST AND SCHEDULE

The approximate cost for proposed improvements to the Wai'anae Coast YMCA is $5.6 million. Proposed improvements are expected to be implemented in two phases. Current plans are for construction to start after funding has been granted and approvals have been obtained.

2.6 SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control has issued “Guidelines for Sustainable Building Design in Hawai‘i: A planner’s checklist” (OEQC May 1999) and has requested that consideration be made in applying sustainable building techniques to projects. The OEQC Guidelines state that “[a] sustainable building is built to minimize energy use, expense, waste and impact on the environment. It seeks to improve the region’s sustainability by meeting the needs of Hawai‘i’s residents and visitors today without compromising the needs of future generations.”

In support of sustainable design the following will be considered in planning the proposed Wai‘anae Coast YMCA facility:

1) Building envelope insulation and tinted window glazing to reduce thermal heat gain, which reduces the HVAC load/size;

2) Electric light ballast;

3) Durable building materials to reduce maintenance requirements;

4) Water conserving plumbing fixtures; and

5) Indigenous and Polynesian introduced plants for use in landscaping.

Where appropriate, other techniques from “Guidelines for Sustainable Building Design in Hawai‘i: A planner’s checklist” will be considered for inclusion in the proposed Wai‘anae Coast YMCA improvements.
3.0 LAND USE CONFORMANCE

The State of Hawai‘i and the City and County of Honolulu land use plans, policies, and ordinances, relevant to the Wai‘anae Coast YMCA are described below.

3.1 STATE OF HAWAI‘I

3.1.1 State Land Use District

Chapter 205, HRS, establishes the State Land Use Commission (LUC) and gives this body the authority to designate all lands in the State into one of four districts: Urban, Rural, Agriculture, or Conservation. The developable portion of the Wai‘anae Coast YMCA property is located within the Urban district (Figure 4). The remainder of the property lies in the Conservation District. The proposed project will not involve the use of the portion of the property within the State Conservation District (the portion of the site on the steep slopes of Puu Maillili). Figure 3A shows that the proposed project will be located entirely within the Urban District and completely out of the Conservation District.

Chapter 205, HRS, also delegates uses in the Urban district to the County, however the Land Use Commission’s rules state, in part: “[the Urban district] shall include land characterized by ‘city-like’ concentrations of people, structures, streets, urban level of services and other related land uses.” As such, the proposed Wai‘anae Coast YMCA improvements are consistent with the Urban district (the developable portion of the property), and no reclassification is required to implement the proposed project.

3.2 CITY AND COUNTY OF HONOLULU

Relevant land use plans of the City and County of Honolulu that pertain to the Wai‘anae Coast YMCA include the General Plan and the Wai‘anae Sustainable Communities.

3.2.1 General Plan

As required by the City Charter, the General Plan for the City and County of Honolulu serves two purposes. The first is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of O‘ahu. Second, the General Plan is a statement of broad policies that facilitate the attainment of the objectives of the plan.

The Wai‘anae Coast YMCA is in accord with the following General Plan policies:

*Policy VII. Physical Development and Urban Design
Objective A, Policy 5: Provide for more compact development and intensive use of urban lands where compatible with the social character of existing communities.*
Objective F. To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods.

Policy IX. Health and Education

Objective B, Policy 2: Encourage the provision of informal educational programs for people of all age groups.

Objective D, Policy 10: Encourage the private provision of recreation and leisure-time facilities and services.

Discussion: The proposed Wai'anae Coast YMCA facility conforms to many of the objectives and policies of the General Plan by providing social, educational and recreational programs and services in an established, older and lower income community.

3.2.2 Wai'anae Sustainable Communities Plan

The City and County Development Plans (DPs) represent eight geographic regions that include all areas of O'ahu. The project site is located in the area designated as Wai'anae. The corresponding development plan for this area is the Wai'anae Sustainable Communities Plan.

Before 1992, the City Charter required DPs to be "relatively detailed plans" for implementing and accomplishing the development objectives and policies of the General Plan. In 1992, a Charter amendment changed this to require the DPs to consist of "conceptual schemes."

In response to the 1992 Charter amendments, the City and County Department of Planning (now the Department of Planning and Permitting) launched a thorough review of all eight DPs to bring them into conformance with the Charter-mandated conceptual orientation. Of the eight documents, the plans for Ewa and the Primary Urban Center—areas to which growth and supporting facilities will be directed over the next twenty years—have been titled "Development Plans." Plans for the remaining six areas (including Wai'anae)—which are envisioned as relatively stable regions—have been titled "Sustainable Communities Plans." The Wai'anae Sustainable Communities Plan was adopted by the City Council in 2000 as Ordinance No. 00-14.

As mandated by the City Charter, the Wai'anae Sustainable Communities Plan is more conceptual in nature. It includes vision statements, policies, and guidelines to direct the development and improvement of Wai'anae. Pertinent sections applicable to the proposed Wai'anae Coast YMCA improvements include the following.

Discussion: The proposed Wai'anae Coast YMCA expansion and improvements are in substantial conformance the Wai'anae Sustainable Communities Plan. In particular, the Wai'anae Coast YMCA will reinforce Wai'anae Town a "Country Town". A Wai'anae Coast YMCA will also allow the YMCA to provide more education, social, and health and wellness programs to a larger number of Wai'anae residents. Thus, the proposed Wai'anae Coast YMCA facility is expected to have a positive effect on Wai'anae Town.
Legend

- Waianae Coast YMCA
- Agriculture Use District
- Conservation Land Use District
- Urban Land Use District

Source: State of Hawaii

Figure 4
State Land Use Districts
Waianae Coast YMCA
In their public review comments, the Department of Planning and Permitting wrote that the developable portion of the property (7 acres within the State Urban District with I-2 zoning) is within the Rural Community Boundary of the Wai'anae Sustainable Communities Plan.

3.3 LAND USE ORDINANCE

The Land Use Ordinance (LUO) (Chapter 21, Revised Ordinances of Honolulu) is the City and County of Honolulu’s zoning ordinance. Besides zoning regulations, the LUO contains ordinances regulating the use of land and regulations intended to ensure that adequate controls and review mechanisms are in place for proposed land uses.

Discussion: The Wai'anae Coast YMCA site (the developable portion of the property) is zoned Intensive Industrial (I-2) (Figure 5). According to the LUO (Section 21-3.110): “The intent of the I-2 intensive industrial district is to set aside areas for the full range of industrial uses necessary to support the city.” For zoning purposes the Wai'anae Coast YMCA is considered a meeting facility, which are defined in the LUO as: “permanent facilities for recreation, social or multipurpose use. These may be for organizations operating on a membership basis for the promotion of members’ mutual interests or may be primarily intended for community purposes.” Meeting facilities are a permitted use in the I-2 district, subject to the standards in Article 5 of the LUO. There is an existing meeting facility (Waianae Coast YMCA) in place, which was permitted under Sec. 21-5.450 of the Land Use Ordinance.

3.4 LIST OF PERMITS

The following permits will be required as part of the project:

<table>
<thead>
<tr>
<th>Permit/Approval</th>
<th>Responsible Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADA Accessibility</td>
<td>Disability and Communication Access Board</td>
</tr>
<tr>
<td>Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition work</td>
<td>Department of Planning and Permitting</td>
</tr>
<tr>
<td>Grabbing, Grading, and Stockpiling Permit</td>
<td>Department of Planning and Permitting</td>
</tr>
<tr>
<td>National Pollution Discharge Elimination System Permit (NPDES)</td>
<td>Department of Health</td>
</tr>
<tr>
<td>Places of Assembly</td>
<td>Honolulu Fire Department</td>
</tr>
<tr>
<td>Sewer Connection Permits</td>
<td>Department of Planning and Permitting</td>
</tr>
<tr>
<td>Water</td>
<td>Board of Water Supply</td>
</tr>
</tbody>
</table>

Table 1

Required Permits and Approvals
(This page intentionally left blank.)
Figure 5
County Zoning
Waianae Coast YMCA

Legend
Waianae Coast YMCA
Zone Boundaries

B-2: Community Business
I-2: Intensive Industrial
P-1: Restricted Preservation
P-2: General Preservation
R-5: Residential

Source: City and County of Honolulu
4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES

The environment surrounding the Wai'anae Coast YMCA includes the physical or natural environment and the human or social environment. This section describes the existing conditions, potential impacts to the environment, and mitigative measures.

4.1 HUD ENVIRONMENTAL REQUIREMENTS

Because the YMCA of Honolulu will be receiving a Community Development Block Grant for the proposed Wai'anae Coast YMCA improvements, this draft environmental assessment is being prepared in compliance with 24 CFR 58. The following information is provided in fulfillment of the requirements of the HUD Statutory Checklist (Appendix A).

4.1.1 Coastal Barrier Resources/Coastal Zones

The site of the Wai'anae Coast YMCA is not located within a coastal barrier designated on a current FEMA flood map or a Department of Interior coastal barrier resources map.

The proposed improvements of the Wai'anae Coast YMCA are consistent with the Hawai'i Coastal Zone Management (CZM) program and meet the criteria of the general consistency certification approved by the State of Hawai'i Department of Business, Economic Development, and Tourism (Appendix B). The project site is not located within the Special Management Area (Figure 6).

Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA is not located within a coastal barrier designated on a current FEMA flood map or a Department of Interior coastal barrier resources map, the proposed improvements will have no impact coastal barrier resources and no mitigative measures are proposed.

Because the proposed improvements of the Wai'anae Coast YMCA are consistent with the Hawai'i Coastal Zone Management (CZM) program and meet the criteria of the general consistency certification approved by the State of Hawai'i Department of Business, Economic Development, and Tourism, no impacts to coastal zones are anticipated and no mitigative measures are proposed.

4.1.2 Floodplain Management

As identified by the Federal Insurance Rate Map (FIRM) (Figure 7)(City and County of Honolulu 150001, Panels 185 and 195, November 20, 2000) the Wai'anae Coast YMCA is located outside of the 100-year floodplain boundary and outside of the floodway boundary. It is within "Zone D." The Zone D designation indicates areas where flood hazards are undetermined.
Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA site is located in an area where flood hazards are undetermined, and is out of the 100-year floodplain and the floodway, the proposed improvements are not expected to: 1) be highly susceptible to flooding; 2) change the 100-year floodplain; or 3) affect the floodway.

4.1.3 Historic Preservation/Historic Properties

No sites listed on the State or National Historic Registers of Historic Places are found on the subject property. The property is not located within or directly adjacent to a historic district. The developable portion of the property was once part of a limestone quarry. According to a Hawaii Historic Preservation Division (HHPD) review (Appendix C), HHPD believes there are no historic properties present because previous grubbing/grading has altered the land. HHPD also stated that development on the property will be limited to the flat level portions of the property that have previously been extensively disturbed (Appendix C).

Potential Impacts and Mitigative Measures

The property’s area of potential effects will not include a historic district or property. Further, HHPD believes that “no historic properties will be affected” by this undertaking (Appendix C).

4.1.4 Noise/Noise Abatement

The Wai’anae Coast YMCA site is located approximately 11 miles from Kalaeloa Airport, 9 miles from Wheeler Airport, 9 miles from Dillingham Airfield, 16 miles from Hickam Air Force Base and approximately 17 miles from Honolulu International Airport. Refer to Figure 8.

Current sources of noise near the Wai’anae Coast YMCA site include vehicle traffic. There are residential uses adjacent to the property.

Potential Impacts and Mitigative Measures

The project site is more than 5 miles from any civil airport. The only military airfield within 15 miles is Wheeler Airport, but the Wai’anae Mountain Range effectively attenuates any noise impact from Wheeler Airport on the Wai’anae Coast residents.

The proposed improvements of the Wai’anae Coast YMCA do not involve residential development or development in noise sensitive areas.

Long-term noise impacts due to the proposed Wai’anae Coast YMCA are not expected to be significant. Since a substantial increase in noise sources is not anticipated, noise levels are not expected to significantly increase over existing levels.
Figure 6
Special Management Area
Waianae Coast YMCA

Source: City and County of Honolulu
Legend

- Waianae Coast YMCA
- Flood Zone Boundary

Legend:
- D: Undetermined but possible flood hazards
- X: Outside the 100-year and 500-year floodplains
- XS: Minimal flood hazards
- AE: 100-year floodplain
- AEP: Floodway area in Zone AE
- VE: 100-year floodplain with velocity hazard (wave action)

Source: City and County of Honolulu

Figure 7
Flood Insurance Rate Map
Waianae Coast YMCA

Linear Scale (Feet)
250 500
North
Figure 8
Distance to Airports
Waianae Coast YMCA

Legend

* Approximate Location of Project Site

+ Airport

Source: USGS Topographical Map
Short term noise impacts will be generated during construction. Proper mitigating measures (such as limiting construction to daylight hours) will be employed to minimize the noise impacts. All project activities will comply with the State Department of Health’s Administrative Rules, Chapter 11-46, “Community Noise Control” and will be monitored to ensure compliance.

Because long-term noise levels are not expected to be significant, no noise mitigation measures are planned as part of the project.

4.1.5 Hazardous Industrial Operations and Thermal/Explosives

Industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks are not adjacent to or visible from the Wai’anae Coast YMCA site.

The existing Wai’anae Coast YMCA facility does not expose either people or buildings to explosive or flammable fuels or chemical containers.

*Potential Impacts and Mitigative Measures*

Because industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks are not adjacent to or visible from the Wai’anae Coast YMCA site, no potential impacts from hazardous industrial operations are anticipated and no mitigative measures are proposed.

Because the proposed improvements to the Wai’anae Coast YMCA will expose neither people or buildings to explosive or flammable fuels or chemical containers, no impacts are expected and no mitigative measures are proposed.

4.1.6 Airport Hazards/Airport Clear Zones

The Wai’anae Coast YMCA site is located approximately 11 miles from Kalaeloa Airport, 9 miles from Wheeler Airport, 9 miles from Dillingham Airfield, 16 miles from Hickam Air Force Base and approximately 17 miles from Honolulu International Airport. Refer to Figure 8.

*Potential Impacts and Mitigative Measures*

Because the Wai’anae Coast YMCA site is located over 3,000 feet (or 0.57 mile) from the end of a runway at a civil airport and over 2.5 miles from the end of a runway at a military airfield, there will be no impacts to airport clear zones and no mitigative measures are proposed.

4.1.7 Protection of Wetlands

The Wai’anae Coast YMCA site is not located within or adjacent to a wetland identified by or delineated on USDI Fish & Wildlife Service Wai’anae, Hawai‘i USGS Quadrangle Map. The nearest coastline is over 1,000 feet from the site. Refer to Figure 9.
Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA site is not located within or adjacent to a wetland the proposed improvements will have no impact on wetlands and no mitigative measures are proposed.

4.1.8 Toxic Chemicals and Radioactive Materials

YMCA of Honolulu retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a limited Phase II subsurface investigation (Appendix E) of the northwest corner of the vacant property adjoining the east side of the Wai'anae Sewage Treatment Plant (STP) on Leihökū Street.

The purpose of this project was to investigate and evaluate environmental conditions identified in the Phase I Environmental Site Assessment conducted by Clayton in March of 1999 (Appendix D), and to provide recommendations for mitigation/abatement of the property, if necessary.

The following are the recognized environmental conditions identified in the Phase I environmental site assessment, the findings of the Phase II environmental site assessment, and Clayton’s recommendations:

Aerial photographs reviewed by Clayton from the years 1985, 1988 and 1992 showed hundreds of automobiles throughout the quarry areas and the site appeared to be an auto salvage yard. Based on a review of enlarged aerial photographs of the subject property for 1985 and 1988, the auto salvage operations conducted north of the site extended across the current location of Leihökū Street, overlapping onto the northwest corner of the subject property, where large numbers of vehicles were observed stored.

In addition, numerous small soil piles of unknown origin were observed on the northwest-central portion of the property during the site inspection for the Phase I assessment.

Therefore, Clayton recommended that a limited Phase II subsurface investigation be conducted in the northwest portion of the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbons, to assess whether auto salvage operations may have impacted soil at the site.

Clayton collected a total of twelve soil samples, including seven surface samples, three subsurface samples from approximately 3 feet below ground surface, and two soil samples from selected soil piles, which were analyzed for total lead, cadmium, and chromium. The three subsurface soil samples were analyzed for petroleum hydrocarbon scan.

According to the laboratory analytical results, the constituents analyzed for were reported at concentrations below the State of Hawai'i Department of Health (DOH) Tier I soil action levels or below the laboratory detection limits. Additionally, the total lead, cadmium, and chromium results below the Preliminary Remedial Goals (PRGs) established by the U.S. Environmental Protection Agency (EPA).
Therefore, based on the laboratory analytical results, Clayton recommends no further action at the subject property.

The Wai`anae Coast YMCA site:

5) Is not near an industry disposing of chemicals or hazardous wastes;
6) Is not on an EPA Superfund National Priorities, CERCLA, or equivalent State list;
7) Is not located within 3,000 feet of a toxic or solid waste landfill site; and
8) Does not have an underground storage tank.

Potential Impacts and Mitigative Measures

There are no unresolved concerns that could lead HUD to be determined to be a Potential Responsible Party (PRP), therefore no impacts are anticipated.

4.1.9 Endangered Species/Flora and Fauna

The Department of Interior list of Endangered Species and Critical Habitats has been reviewed and the Wai`anae Coast YMCA will not affect any listed or proposed endangered or threatened species or critical habitats (Figure 10). This was confirmed by the U.S. Department of Interior Fish and Wildlife Service (Appendix F).

The site of the Wai`anae Coast YMCA has been highly modified for quarry and automobile salvage use over the past century. As a result, no threatened or endangered plant or animal species are known to exist on the site. Further, most of the developable portion of the site has been landscaped (Figure 11) and the existing vegetation is representative of introduced species. The site is not known to be a habitat for any threatened or threatened or endangered plant or animal species.

In addition, no wetlands, streams, estuaries, or other habitats that could accommodate threatened or endangered plant or animal species are present on the Wai`anae Coast YMCA property or the surrounding area. The flora consists of exotic species due to previous disturbance (clearing), quarrying of the land, and recent landscaping (Figure 11). Birds and animals common to urban areas, such as rats, mice, and domesticated and feral cats, were sighted or are presumed to exist on the site.

Potential Impacts and Mitigation Measures

New landscaping, including trees, will be provided as part of the proposed Wai`anae Coast YMCA improvements. Plant materials will be selected to maximize the efficient use of irrigation water while enhancing the urban setting. The use of native plants will be considered where site conditions and aesthetic considerations permit.
The proposed Waia`anae Coast YMCA should not have a negative impact to birds or introduced wildlife in the area. Birds and the introduced wildlife will most likely benefit from landscape improvements.

4.1.10 Sole Source Aquifers/Water Quality

According to the HUD-EPA (Region IX) Sole Source Aquifer Memorandum of Understanding of 1990, the proposed Waia`anae Coast YMCA need not be referred to EPA for evaluation because it involves the construction of public facilities that will be served by an existing publicly owned and operated sewerage system (Section II.B.1).

Potential Impacts and Mitigation Measures

Because the Waia`anae Coast YMCA will be served by an existing publicly owned and operated sewerage system, no impacts to aquifers are anticipated and no mitigative measures are proposed.

4.1.11 Farmland Protection

No portion of the Waia`anae Coast YMCA property is presently being farmed, and will not require the conversion of farmland to non-agricultural uses. According to the Agricultural Lands of Importance to the State of Hawai`i (ALISH) system, the developable portion of the Waia`anae Coast YMCA site is located within “Existing Urban Development” and does not include lands classified as “Prime,” “Unique,” or “Other Important” agricultural land (Figure 12). In addition, the State Land Study Bureau Detailed Land Classification system has classified the developable portion of the Waia`anae Coast YMCA site as “Quarry” or “E”, where “A” representing the highest level of productivity and “E” representing the lowest (Figure 13).

Potential Impacts and Mitigation Measures

Since the site of the Waia`anae Coast YMCA is not considered farmland, the proposed improvements will have no impact on farmland and no mitigative measures are proposed.

4.1.12 Flood Insurance

The Waia`anae Coast YMCA property is not within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM). As identified by the FIRM (Figure 7)(City and County of Honolulu 150001, Panels 185 and 195, November 20, 2000) the Waia`anae Coast YMCA property is located outside of the 100-year floodplain boundary and outside of the floodway boundary. It is within “Zone D.” The Zone D designation indicates areas where flood hazards are undetermined.

Potential Impacts and Mitigation Measures

Because the Waia`anae Coast YMCA property is not within a Special Flood Hazard Area identified on a current FIRM, flood insurance protection is not required.
Figure 11B
Site Photos
WA‘IANAE COAST YMCA
Legend

- Waianae Coast YMCA
- Agriculture Productivity Rating Boundary

Land is rated A - E by the Land Study Bureau, A being the highest level of productivity and E being the lowest.

Source: Land Study Bureau

Figure 13
Detailed Land Classification

Waianae Coast YMCA
4.1.13 Environmental Justice

According to the EPA website, "Environmental Justice" is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including a racial, ethnic, or a socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies. The Wai'anae Coast YMCA property is located in a predominantly minority and low-income neighborhood, however the Wai'anae Coast YMCA site and the surrounding neighborhood do not suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at large. This is because the vicinity of the project site does not bear a disproportionate share of heavy industry, incinerators, power generating plants, oil refineries, cement plants, large parking facilities (1,000 or more cars), heavy traveled highway (6 or more lanes), chemical tank-car terminals, active quarries, dumps/sanitary landfills or mining, railroad crossings, hazardous cargo transportation routes, or oil or gas wells.

Potential Impacts and Mitigation Measures

The proposed Wai'anae Coast YMCA will strengthen the YMCA's ability to carry out its mission, which is to put "Christian principles into practice through programs that build healthy spirit, mind, and body for all." The long-term result will enhance the social fabric and well-being of the community and contribute to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well-being.

In addition, the proposed YMCA will reinforce Wai'anae as a "Country Town". It is also expected that the Wai'anae Coast YMCA will provide a vital social center for Wai'anae.

As such the notion of environmental justice has been evaluated and there will be no activity performed with HUD funds that will in any way create discrimination or isolation of minority or low class income individuals based on the siting or purpose of the Wai'anae Coast YMCA.

4.1.14 Unique Natural Features and Areas

The Wai'anae Coast YMCA site is in a urban area and is on the toe of the slopes of Pu'u Mā'ili'i. No other unique natural feature or public or private scenic areas are located nearby.

Potential Impacts and Mitigative Measures

Because the Wai'anae Coast YMCA site is in a urban area and does not obstruct views of Pu'u Mā'ili'i, unique natural features or public or private scenic areas, natural resources will not be adversely affected or affect the project and no mitigative measures are warranted or proposed.
4.1.15 Site Suitability, Access, and Compatibility with Surrounding Development

While the Wai'anae Coast YMCA site had formerly been used as a quarry and a vehicle storage area, the site has not been used as a dump, sanitary landfill, or a mine waste disposal area.

There is paved access to the site via Leihōkū Street.

There is no indication of:

- Distressed vegetation
- Waste materials/containers
- Soil staining, pools of liquid
- Loose/empty drums
- Oil/chemical spills
- Abandoned machinery, cars, refrigerators, etc.
- Transformers, fill/vent pipes, pipelines, drainage structures

The proposed Wai'anae Coast YMCA improvements are compatible with the surrounding area in terms of:

- Land use—(except for the portion of the property in the Conservation District which will be left in open space), the surrounding land uses are urban
- Height, bulk, mass—the proposed building is one-story, with a sloped-roof, residential in appearance
- Building type (low-rise)
- Building density

The Wai'anae Coast YMCA will not be unduly influenced by:

- Building deterioration
- Postponed maintenance
- Obsolete public facilities
- Transition of land uses
- Incompatible land uses
- Inadequate off-street parking

There are no air pollution generators nearby that would adversely affect the site, such as

- Heavy industry
- Incinerators
- Power generating plants
- Oil refineries
- Cement plants
- Large parking facilities (1,000 or more cars)
Potential Impacts and Mitigative Measures

The proposed Wai‘anae Coast YMCA improvements are consistent with the existing uses on the site and the surrounding area. The improvements will contribute to the well-planned growth of Wai‘anae Town by creating a community and social center.

4.1.16 Soil Stability, Erosion, and Drainage

The developable portion of the Wai‘anae Coast YMCA site is flat with a range in elevation from approximately 64 feet mean sea level to 40+ feet mean sea level. There is no evidence of slope erosion or unstable slope conditions on the developable portion of the site. However, part of the property is located on the slopes of Pu‘u Mā‘ili‘ili‘i and there is always a possibility that landslides can occur in the future. Further there is no evidence of ground subsidence, high water table, or other unusual conditions on the site.

There is no visual evidence of soil problems (foundation cracking or settling, basement flooding, etc.) in the neighborhood of the site. It is unknown if soil borings have been made for the project site or the area. However, when Clayton Environmental Consultants prepared the Phase I environmental site assessment for the property, it determined that soil materials of unknown composition and origin were used to bring the former quarry site to its current grade. As a result, Clayton recommended and subsequently conducted a Phase II subsurface investigation. During the Phase II investigation, Clayton collected a total of 12 soil samples, of which three were taken from approximately three feet below ground surface. (According to the laboratory analytical results, the constituents from the soil samples that were analyzed for were reported at concentrations below the State of Hawai‘i Department of Health Tier 1 soil action levels or below the laboratory detection limits). As a matter of prudent design and construction practice, a soils report (structural) will be prepared. During the soils study, the need for structural borings or a dynamic soils analysis/geological study will be determined.

There is no indication of cross-lot runoff, swales, or drainage flows on the property. Further there are no active rills or gullies on the site.

Wastewater from the Wai‘anae Coast YMCA will flow into the City and County of Honolulu sewer system (12-inch line in Lehiōkū Street fronting the property), therefore a report of the soil conditions suitable for on-site septic systems has not been prepared or submitted.

Potential Impacts and Mitigative Measures

During the construction phases of the project, there is a potential for the generation of dust and for water-borne soil erosion. Construction activities will follow strict erosion control measures specified by applicable Federal, State, and City regulations. Prior to issuance of a grading permit by the City and County of Honolulu, an erosion control plan androot management practices required will be submitted describing the implementation of appropriate erosion control measures. These generally
include use of cut-off ditches, temporary ground cover, and use of detention areas (the location of a permanent retention area on-site has already been identified). Also, in their public review comments, the Department of Planning and Permitting wrote that the project may require a drainage report. In addition, a watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. After construction, establishment of permanent landscaping along the roadway will serve as long-term erosion control for unpaved areas.

4.1.17 Nuisances and Hazards

The Wai‘anae Coast YMCA will not be affected by the following natural hazards:

- Faults, fracture
- Cliffs, bluffs, crevices
- Slope-failures from rains
- Unprotected water bodies
- Fire hazard materials
- Wind/sand storm concerns
- Poisonous plants, insects, animals
- Hazardous terrain features

Although no fallen rocks from Pu‘u Mā‘ili‘ili‘ili were observed during a site visit, there is a potential for rocks to occasionally break loose from the slopes of Pu‘u Mā‘ili‘ili‘ili. An open-top concrete drainage channel runs across the entire length of the property in an east-west direction along a graded crest located approximately 60 feet up the Pu‘u Mā‘ili‘ili‘ili ridge hillside. This open channel measures approximately 5 feet deep by 3 feet wide and discharges down to a concrete junction box with a manhole cover, located approximately 20 feet up the Pu‘u Mā‘ili‘ili‘ili ridge hillside. This drainage channel is fenced. Below this drainage channel at approximately 30 feet above the developable portion of the site, there is graded bench. Below that, at 10 feet above the developable portion of the site, there is another graded bench. The design of the project will include the possibility of concurrently using/up-grading/expanding the existing fenced open-top, 5-foot deep by 3-foot wide, concrete drainage channel as a boulder catchment.

The Wai‘anae Coast YMCA will not be affected by the following built hazards and nuisances:

- Hazardous streets
- Dangerous intersections
- Through traffic
- Inadequate separation of pedestrian/vehicle traffic
- Inadequate screened drainage catchments
- Hazards in vacant lots
- Chemical tank-car terminals
- Other hazardous chemical storage
- Children’s play areas located next to freeway or other high traffic ways
- Inadequate street lighting
- Quarries or other excavations

22
Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact

- Dumps/sanitary landfills or mining
- Railroad crossing
- High-pressure gas or liquid petroleum transmission lines on site
- Overhead transmission lines
- Hazardous cargo transportation routes
- Oil or gas wells
- Industrial operations

Although the developable portion of the property was once part of a quarry, the quarrying operations have since discontinued.

The Wai'anae Coast YMCA will not be affected by the following nuisances:

- Gas, smoke, fumes
- Vibration
- Glare from parking area
- Vacant/boarded-up buildings
- Unsightly land uses
- Front-lawn parking
- Abandoned vehicles
- Vermin infestation
- Industrial uses

However, the Wai'anae Coast YMCA will occasionally be subjected to odors from the adjoining Wai'anae Sewage Treatment Plant during non-predominant wind conditions. The developable portion of the Wai'anae Coast YMCA is located within a greater area zoned industrial (I-2) which includes the Wai'anae Sewage Treatment Plant.

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA improvements will not be affected by or affect natural hazards, other than the possibility of falling rocks from Pu‘u Ma‘ili‘ili. While the existing drainage channel and fence, and two lower graded benches are expected to slow or capture most rocks that may break free from Pu‘u Ma‘ili‘ili, other measures will be designed and constructed to mitigate the potential impact of falling rocks on the proposed project. One possible measure is concurrently using/upgrading/expanding the existing fenced open-top, 5-foot deep by 3-foot wide, concrete drainage channel as a boulder catchment. For more information on natural hazards specific to Hawai‘i see Section 4.2.4. The proposed improvements also will not be affected by built hazards and nuisances such as roadway traffic, inadequate drainage, and vibrations, as these problems either do not exist on the site or site plan has been designed to minimize such problems.

4.1.18 Water Supply, Sanitary Sewers, and Solid Waste Disposal

The Wai'anae Coast YMCA site will be served by adequate and acceptable:
* Municipal water supply
* Municipal sanitary sewers and waste water disposal
* Private trash collection and solid waste disposal

**Potential Impacts and Mitigative Measures**

After the proposed project is completed and in operation, the Wai'anae Coast YMCA will continue to use the municipal water supply, sanitary sewers and solid waste disposal systems, and no adverse impacts are expected, therefore, no unique mitigative measures are warranted. During the public review period, the Board of Water Supply wrote that “The existing water system is presently adequate to accommodate the proposed YMCA. For more information on infrastructure systems see section 4.2.11.

**4.1.19 Schools, Parks, Recreation, and Social Services**

Area schools include: Leihoku Elementary School, Wai'anae Elementary School, Kamaile Elementary School, Wai'anae Intermediate School and Wai'anae High School. The existing Wai'anae Coast YMCA site includes a large lawn (Figure 11). Other parks and recreational facilities in the area include: Luaulele Beach Park, Wai'anae Pi'ilili'i Field, Wai'anae District Park, Pōka'i Bay Beach Park, Pōka'i Bay Boat Harbor, Wai'anae Regional Recreation Center and Kaupuni Neighborhood Park. Social services in Wai'anae include: Wai'anae Library, Wai'anae Satellite City Hall, Wai'anae Civic Service Center, Wai'anae Community Center, Child and Family Services (at Wai'anae Mall Shopping Center), PACT—Parents and Children Together (at Wai'anae Mall Shopping Center), and Wai'anae Post Office.

**Potential Impacts and Mitigative Measures**

The proposed project will not generate potential school-aged children that will require services from the local school system, area public parks and recreation facilities, and area social services as the individual members of the Wai'anae Coast YMCA will come from residents of the Wai'anae Coast. The Wai'anae Coast YMCA will offer the following programs that are complementary to the public school system:

* A+ After School Programs at public elementary schools
* Before school and after school programs on site
* Holiday/Summer Fun
* Youth Sports
* Swimming lessons

Social services will also be available on the Wai'anae Coast YMCA site, including the following programs:

* Substance abuse prevention programs for teens
* Teen action programs
* Leadership development programs

24
In their public review comments, the Department of Parks and Recreation wrote that it had no comments.

4.1.20 Emergency Health Care, Fire, and Police Services

Emergency health care providers are located within a reasonable proximity to the Wai‘anae Coast YMCA. The closest facilities with 24-hour emergency services are: Wai‘anae Coast Comprehensive Health Center and the St. Francis West Medical Center. The approximate response time from the St. Francis West Medical Center to the Wai‘anae Coast YMCA is approximately 20 minutes by ambulance service. Less than 5 minutes by car is the Wai‘anae Coast Comprehensive Health Center.

Police services are located within a reasonable proximity to the Wai‘anae Coast YMCA. The City and County of Honolulu Police Department maintains a Wai‘anae Substation (at the intersection of Farrington Highway and Wai‘anae Valley Road) that is open 24 hours a day. The approximate response time from the Wai‘anae Substation to the Wai‘anae Coast YMCA site is less than three minutes.

Municipal fire fighting protection is provided by the Wai‘anae Fire Station located near the intersection of Farrington Highway and Kau‘ikalanani Street. The approximate approximate response time from Wai‘anae Fire Station to the Wai‘anae Coast YMCA is four to five minutes. There are three existing fire hydrants located in the sidewalk of Leihōkū Street fronting the property.

Potential Impacts and Mitigative Measures

There may be an unavoidable and occasional need for emergency health care services. However, the Wai‘anae Coast YMCA is not expected to have a long-term adverse impact on emergency medical services.

There may be an occasional and unavoidable demand for police protection services associated with the Wai‘anae Coast YMCA. In their public review comments, the Police Department wrote: "During its construction, this project may have a negative impact on calls for police services in the area because of dust, noise, and traffic complaints. However, when it is completed, there should be negligible impact."

There may be an occasional and unavoidable demand for fire protection services associated with the Wai‘anae Coast YMCA. In their public review comments, the Fire Department requires that the following be complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards. (The YMCA of Honolulu will comply with this requirement. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Fire Department.)

2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. (The three existing fire hydrants fronting the project site along Leihōkū Street will
be within 150 feet of the face of the proposed building. The proposed building will be within 80 feet of Leihoku Street, and within 100 feet of two of the three fire hydrants fronting the property.

3. Submit civil drawings to the HFD for review and approval. (The YMCA of Honolulu will comply with this requirement.)

4.1.21 Commercial/Retail and Transportation

Commercial/retail shopping services are located in the vicinity of the Wai’anae Coast YMCA at Wai’anae Mall across Leihoku Street. Businesses at the Wai’anae Mall include: banks, a credit union, restaurants, a hardware store, a hair salon, an auto service center, clothing stores, a drug store, real estate companies, physicians, and a laundromat.

The Wai’anae Coast YMCA is accessible to employment, shopping, and services by both public transportation and private vehicles. Fixed route bus service is provided to Wai’anae by the City Department of Transportation Services, which currently contracts with O’ahu Transit Services (OTS) for operation of TheBus. Leihoku Street is serviced by three bus routes, #401, #402, and #403. Nearby, at the Wai’anae Mall, is the Wai’anae Transit Center, where the “Country Express” #40 “Honolulu” stops/departs. In addition to routes #40 and #401, routes #93 and #93A can be caught along Farrington Highway.

The approaches to the Wai’anae Coast YMCA are convenient, safe, and attractive.

Potential Impacts and Mitigative Measures

The proposed improvements to the Wai’anae Coast YMCA are expected to have a positive impact on nearby commercial and other services.

Although the proposed facility may increase the number of people traveling to the vicinity of the Wai’anae Coast YMCA by bus, this potential increase in bus ridership is not expected to be significant since it will be “contra-flow” to the general ridership characteristics (eastbound, towards Honolulu in the morning; westbound, towards Wai’anae, in the evening).

4.1.22 Air Quality

In general, air quality in Hawai‘i is excellent due to the predominant northeast trade winds. Some localized conditions, such as heavy traffic at intersections, can negatively impact air quality. Air quality in the vicinity of the Wai’anae Coast YMCA is most likely affected by emissions from motor vehicle traffic on nearby roadways.

According to the Environmental Protection Agency (EPA) there are no “non-attainment” sites in the State of Hawai‘i. A non-attainment area is defined as a locality where air pollution levels persistently exceed National Ambient Air Quality Standards.
Because there are no "non-attainment" sites in Hawai'i, the entire state is considered by the EPA to be in attainment for all criteria pollutants. Thus the Wai'anae Coast YMCA is located within an "attainment area." To ensure that existing air quality continues, both Federal and State standards have been established to identify ambient air quality conditions and potential changes as they may occur in the future.

**Potential Impacts and Mitigative Measures**

Long-term air quality impacts are not expected due to the proposed improvements at the Wai'anae Coast YMCA. Because air quality in Wai'anae is primarily impacted from vehicle emissions, and because the proposed facility is not expected to substantially increase traffic in the area, it may be concluded that the proposed improvements will not substantially alter air quality in the vicinity.

Short-term air quality impacts due to the proposed improvements may result from construction activities. During construction, air quality in the area may be impacted by exhaust generated from construction equipment and fugitive dust. All construction activities will implement best management practices to reduce any negative air quality impacts and comply with the provisions of Hawai'i Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust. A combination of measures such as watering exposed soils, minimizing the amount of disturbed area, and rapid establishment of plant materials will be implemented as appropriate. Exhaust emissions from construction equipment are not likely to exceed established air quality standards.

**4.2 ADDITIONAL ENVIRONMENTAL CONSIDERATIONS**

The following additional environmental considerations are provided in addition to 24 CFR 58 in fulfillment of the State of Hawai'i Environmental Impact Statement Law (Chapter 343, HRS).

**4.2.1 Climate**

The Wai'anae District is generally characterized as semiarid and hot. Mean annual rainfall along the coast averages 20 inches per year, 30 inches in the lower valleys, and about 80 to 100 inches per year at the higher elevations of the Wai'anae Mountain Range. Much of the rainfall occurs during a few severe storms, such as "Kona" storms that approach O'ahu from the south or the west, usually between the months of December and March.

Daily temperatures range between 72° and 80°F and can reach the low to mid-90s during the summer months. The prevailing wind blows out of the northeast and east-northeast at an average of 10-13 mph.

**Potential Impacts and Mitigative Measures**

The proposed Wai'anae Coast YMCA is not expected to have a significant effect on climatic conditions and no mitigative measures are planned. Project landscaping may help to decrease any localized temperature increases resulting from the increase in paved areas or area under roof.
4.2.2 Topography

The site of the Waialae Coast YMCA is flat (from approximately 64 feet mean sea level (MSL) at the mauka (and eastern) end to approximately 40 feet MSL at the makai (and western) end of the site).

Potential Impacts and Mitigative Measures

The site already has been extensively modified by land alteration related to quarrying activities. The proposed improvements will require minimal grading. All grading operations will be conducted in full compliance with dust, erosion control and other requirements of the City and County of Honolulu Grading Ordinance. All construction activities will comply with the provisions of Chapter 11-60.1, Hawai‘i Administrative Rules, on fugitive dust. A grading permit is required to modify the topography.

4.2.3 Soils

There have been three soil suitability studies prepared for Hawai‘i whose principal focus has been on describing the physical attributes of land and the relative productivity of different land types for agricultural production. These are (1) the Land Study Bureau Detailed Land Classification, (2) the U.S. Department of Agriculture Soil Conservation Service Soil Survey, and (3) the Agricultural Lands of Importance to the State of Hawai‘i (ALISH).

4.2.3.1 Land Study Bureau Detailed Land Classification

The Land Study Bureau Detailed Land Classification (1965 through 1972) series was produced by the Land Study Bureau (LSB) of the University of Hawai‘i for each island. The LSB classification system groups land into homogeneous units called Land Types, describes their condition and environment, delineates the areas on aerial photo base maps, rates the lands on their overall quality (productivity) in relation to other lands, and appraises their performance under selected alternative agricultural crops. This series of reports were produced with the intention of developing a land inventory and productivity evaluation based on statewide "standards" of crop yields and levels of management.

The developable portion of the Waialae Coast YMCA site was previously used for quarrying. The developable portion of the parcel has therefore, not been classified under the Land Study Bureau system since its uses foreclosed an agricultural crop production potential. The remaining portion
of the site is classified "E", where "A" indicates the most productive soils and "E" the least productive (Figure 13).

4.2.3.2 Soil Conservation Service Soil Survey

The Soil Conservation Service Soil Survey (1972) series for each island was prepared by the U.S. Department of Agriculture Soil Conservation Service (SCS) and the University of Hawai‘i Agricultural Experiment Station. These reports are somewhat similar to those of the Land Study Bureau, except that they are patterned after a soil classification procedure adapted for nationwide, uniform application. Soil types are ranked according to their suitability for most kinds of crops. Also provided are listings of crops commonly grown on the soil types and their expected productivity under present management.

The USDA Soil Survey classifies the developable portion of the Wa’anae Coast YMCA site as “Quarry” indicating its previous use. The remaining portion of the site is classified as “Mamala stony clay loam,” with 0 to 12 percent slopes. Stones, mostly coral rock fragments, are common in the surface layer and in the profile. Permeability is moderate, runoff is very slow to medium and the erosion hazard is slight to moderate. As the property rises along the slopes of Mā‘ili‘ili, the soils are classified as “Lualualei extremely stony clay,” with 3 to 35 percent slopes. This soil occurs on the talus slopes on O‘ahu and Kaau‘i. According to the USDA Soil Survey, it is impractical to cultivate this soil unless the stones are removed. Runoff is medium to rapid, and the erosion hazard is moderate to severe.

4.2.3.3 Agricultural Lands of Importance to the State of Hawai‘i

The Agricultural Lands of Importance to the State of Hawai‘i (ALISH) (1977) system includes the entire state. The ALISH system consists of the mapped identification of three broad classes of agricultural land based, in part, on the criteria established by the Soil Conservation Service; Prime, Unique, and Other Important Agricultural Land.

The Wa‘anae Coast YMCA site is classified as “Existing Urban Development” by the ALISH system most likely due to its use of the past century for urban uses. No portion of the site is classified as “Prime,” “Unique,” or “Other Important” agricultural land. (Figure 12).

Potential Impacts and Mitigative Measures

During the construction phases of the project, there is a potential for the generation of dust and for water-borne soil erosion. Construction activities will follow strict erosion control measures specified by applicable Federal, State and City regulations. Prior to issuance of a grading permit by the City and County of Honolulu, an erosion control plan and best management practices required for the NPDES permit will be submitted describing the implementation of appropriate erosion control measures. These generally include use of cut-off ditches, temporary ground cover, and use of detention areas. In addition, a watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. After construction, establishment of permanent landscaping along the roadway will serve as long-term erosion control for unpaved areas.
4.2.4 Natural Hazards

Natural hazards affecting the Hawaiian Islands include hurricanes, volcanic eruptions, earthquakes, and flooding. Volcanic hazards in the area are considered minimal due to the extinct status of former volcanoes that comprise O'ahu.

Most earthquake activity in Hawai'i is related to volcanic rather than tectonic activity. Thousands of small earthquakes occur in Hawai'i each year, and moderate and disastrous earthquakes have rocked the islands in the past. Seismic hazards in the project area are no greater than other locations on O'ahu.

Hurricanes have directly impacted Hawai'i twice in the past two decades. Both events were centered on Kaua'i although Wai'anae experienced the most damage on O'ahu. Hurricane 'Iwa struck in 1982 and Hurricane 'Iniki in 1992. While these events are relatively rare in Hawai'i, they do occur, and call for advanced planning and state and county policy considerations. The Wai'anae area, as the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes.

As identified by the Federal Insurance Rate Map (FIRM) (Figure 7), the Wai'anae Coast YMCA site is located outside of the 100-year floodplain boundary and outside of the floodway boundary. The site is located within “Zone D.” The Zone D designation indicates areas where flood hazards are undetermined.

Potential Impacts and Mitigation Measures

The proposed Wai'anae Coast YMCA will not exacerbate any natural hazard conditions. The improvements will be constructed in compliance with all City requirements, although these requirements do not preclude potential damage from earthquakes or other natural hazards. Landscaping, particularly trees, may be subject to damage from hurricanes and possibly from earthquakes.

4.2.5 Archaeological and Historic Resources

The developable portion of the property had been significantly altered during past quarrying activities. The State Historic Preservation Division (SHPD) was consulted regarding the possible presence of historic sites on the developable portion of the property. As a result of its Chapter 6E-42 Historic Preservation Review, SHPD's review (Appendix C) stated that it believes there are no historic properties present, because previous grubbing/grading has altered the land, and development on the property will be limited to the flat level portions of the property that have previously been extensively disturbed.

Potential Impacts and Mitigation Measures

SHPD’s review (Appendix C) stated: "Thus, we believe that no historic properties will be affected by this undertaking." Because no significant archaeological resources are expected to be found on
or in the area of the Wai'anae Coast YMCA, no potential impacts are anticipated. Despite the unlikelihood of finding archaeological resources, all construction plans will include the following language as normally recommended by the State Historic Preservation Division:

Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work shall cease immediately in the immediate vicinity of the find and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division (at 692-8015) and the Oahu Burial Council and they will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.

4.2.6 Cultural Impacts

While the project is limited to the developable portion of the property, the property itself occupies a portion of Pu’u Mā‘ili‘ili‘i. The following residents and/or cultural practitioners were asked if they were aware of any cultural practices occurring on the developable portion of the property: William Aila, Laura Arrighi, Frenchy DeSoto, Henry Hopfe, Moni Kamahele, and Landis Ornelas. None of those consulted were aware of any cultural practices occurring on the developable portion of the property, although William Aila stated that the upper slopes of Pu’u Mā‘ili‘ili‘i contain a couple of cultural sites. Another of those contacted suggested that a presentation of the project be made to the Wai’anae Neighborhood Board, which is expected to occur before the Final Environmental Assessment is submitted.

Potential Impacts and Mitigation Measures

Based on the above consultations, no cultural impacts are anticipated.

4.2.7 Economic Impacts

The YMCA of Honolulu (parent organization of the Wai’anae Coast YMCA) is a not-for-profit organization. Its major sources of funding are: 1) membership and program fees; 2) government contracts for services such as the A+ After School Program and counseling for at-risk youth; and 3) donations from individuals, corporations, and foundations. The YMCA of Honolulu’s annual budget is $18 million.

The YMCA of Honolulu has 160 full-time employees, 800 part-time employees, and 2,600 volunteers. More than 300 community volunteers serve on the YMCA of Honolulu’s corporate and branch boards.

Currently there are 3 part-time employees at the Wai’anae Coast YMCA.

Potential Impacts and Mitigation Measures

The proposed Wai’anae Coast YMCA improvements are estimated to cost $5.6 million.
Wai'anae Coast YMCA

Final Environmental Assessment/Finding of No Significant Impact

The proposed improvements will generate short-term construction employment and associated other jobs in the economy generated by sales to construction companies or the expenditure of wages by workers.

It is estimated the proposed Wai'anae Coast YMCA will provide long-term employment for up to a total of 20 staff members.

In the larger context, the proposed Wai'anae Coast YMCA will allow the YMCA to provide increased programs and services to residents of the Wai'anae Coast. The goal of these programs and services is to positively enhance the social fabric and well-being of the community, ultimately contributing to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well-being.

4.2.8 Social Impacts

Wai'anae is a multi-ethnic, rural community located on the southwest coast of O'ahu. Development is relatively low density and there are still many small farms and agricultural activities. Wai'anae is home to a diverse population, including Hawaiian, Portuguese, Filipino, Japanese, Samoan, and Caucasian nationalities and cultural traditions.

Although Wai'anae is the most developed of O'ahu's rural districts, residents still characterize the area as a "country" community that is geographically and socially far removed from the Honolulu Central Business District and Waikīkī. Rapid population growth over the past 40 years (from 3,000 in 1950 to more than 40,000 in 1998), however, has placed significant pressure on the community's "small town values" and social services. There is growing concern that continued urban and suburban development will put more stress on Wai'anae's schools, parks, and social service facilities, which are already overcrowded.

The Wai'anae community faces a great number of social challenges. According to the 2000 census, unemployment was 8.2 percent, more than double the unemployment for the state (3.8%). The median household income for the area is modest at $46,717 as compared to $51,914 for the City & County of Honolulu. However prosperity in the community is not well dispersed. Nearly 25 percent of families receive public assistance and 17.2 percent of families fall below the poverty-level.

The Wai'anae public school complex includes Kamaile, Leihōkū, Mā'ili, Mākaha, and Wai'anae Elementary Schools, Wai'anae Intermediate, and Wai'anae High School. Over 72 percent of the students in Wai'anae received free or reduced school lunches in 2001. Following high school, the majority of Wai'anae students will enter the work force rather than continue on to higher education. Just 7.5 percent of the community has a bachelor's degree or higher, as compared to 27.9 percent for all of the City & County of Honolulu.

According to the mission statement of the YMCA of Honolulu: "The YMCA of Honolulu is a fellowship dedicated to putting Christian principles into practice through programs that build healthy spirit, mind, and body for all." The YMCA of Honolulu's theme is "We build strong kids, strong
families, and strong communities.” In addition the YMCA of Honolulu is committed to promoting values. Specifically they focus on four core values—caring, honesty, respect, and responsibility.

The YMCA of Honolulu conducts programs in the following seven areas of emphasis:

1) Developing positive social values and leadership.
2) Strengthening families.
3) Developing healthy lifestyles.
4) Developing a sense of community.
5) Improving opportunities for youth at risk.
6) Promoting international and intercultural understanding.
7) Promoting appreciation and concern for the environment.

Potential Impacts and Mitigative Measures

The proposed Wai‘anae Coast YMCA facility will strengthen the Wai‘anae Coast YMCA’s ability to carry out the mission of the YMCA of Honolulu. The long-term result will enhance the social fabric and well being of the community and contribute to an educated and responsible citizenry with the abilities to positively contribute to Hawai‘i’s social and economic well being.

In addition, it is expected that the Wai‘anae Coast YMCA will provide a vital social center for Wai‘anae.

4.2.9 Visual Impacts

The property, which includes a portion of the northern slopes of Pu‘u Mā‘ili‘ili, is open, and highly visible from Leihoku Street and a few residential properties, which are immediately mauka. Graded “benches” on the lower slopes of Pu‘u Mā‘ili‘ili are reminders of the use of the site for quarrying. A large portion of the developable portion of the property is grassed, and contains a paved parking lot, a portable building and other landscaping. There is a single row of residences immediately mauka of the property (on the same side of Leihoku Street), and only the closest residence has views of the site. However, the view of the developable portion of the property from this residence is somewhat screened by the bench edge of the former quarry. The other residences which have views towards the site are located across Leihoku Street and are higher in elevation than most of the properties across Leihoku Street. The residences appear to be sited on the rim of the former quarry, with the rest of the property across Leihoku Street on the former quarry floor. The property is not visible from the south since Pu‘u Mā‘ili‘ili acts as a visual buffer. The site is buffered from view from Farrington Highway with the existing facilities of the Wai‘anae Sewer Treatment Plant, and because Farrington Highway is lower than the site. Views of the Pu‘u Mā‘ili‘ili ridgeline are unobstructed.

Potential Impacts and Mitigation Measures

The proposed project will include a new building (replacing the existing portable building), a playfield, a playcourt, parking and a pool. The building will be one-story with a pitched roof. The
building will be setback from the sidewalk by at least 70 feet and will not exceed the height of the top of the second "bench" on the slopes of Pu'u Mā'ili'i'ili (refer to Figure 3B), therefore views of Pu'u Mā'ili'i'ili will not be obstructed. It appears that only the residence on the same side of Leihōkū Street closest to the property will be visually impacted by the proposed YMCA facility. The building will be approximately 250 feet from the existing residence property line. But the building, and the proposed parking lot will be screened in part by the mauka edge of the quarry which delineates the mauka edge of the developable portion of the property.

4.2.10 Traffic and Circulation

The Wai'anae Coast YMCA site can be accessed from Leihōkū Street.

Leihōkū Street fronting the Wai'anae Coast YMCA site is a two-way, two-lane collector road with a posted speed limit of 25 miles per hour that runs mauka-makai (providing a connection between the mauka portions of Lualualei Homestead Road to Farrington Highway).

Potential Impacts and Mitigation Measures

The proposed project will have two access points, one near or at the existing entry point and another approximately 35 feet from the mauka boundary. The proposed project is expected to increase the total number of people on site at any given time by 30. However, due to the observed low traffic volumes on Leihōkū Street, the impact on traffic is expected to be minimal.

4.2.11 Infrastructure

4.2.11.1 Water System

The Board of Water Supply owns and maintains the water system (12-inch water line in Leihōkū Street) that services the Wai'anae region. The existing facilities of the Wai'anae Coast YMCA are served from this system. There is a 12-inch water line into the property at the roadway stub. There are three existing fire hydrants in the sidewalk fronting the property along Leihōkū Street.

Potential Impacts and Mitigative Measures

The proposed Wai'anae Coast YMCA facility is estimated to accommodate up to 1,500 members and up to 20 staff. However not all members will use the Wai'anae Coast YMCA facilities each day and not all staff will be full-time. Based on a full-time equivalent amount of members and staff of 340 members and staff at the site per day, the members and staff will generate a demand of approximately 10,200 gallons of water per day.

All water system improvements will be designed in accordance with the Water System Standards and Approved Materials List and Standard Details for Water System Construction of the Board of Water Supply. During the public review period, the Board of Water Supply wrote that "the existing water system is presently adequate to accommodate the proposed YMCA." However, the availability of water will be confirmed when the Building Permit is approved.

34
When water is made available, the Wai'anae Coast YMCA will be required to pay the Board of Water Supply Water System Facilities Charges for resource development, transmission, and daily storage. Further, the proposed improvements are subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The three existing fire hydrants fronting the project site along Leihōkū Street will be within 150 feet of the face of the proposed building. (The proposed building will be within 80 feet of Leihōkū Street, and within 100 feet of two of the three fire hydrants fronting the property.) On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Fire Department.

4.2.11.2 Wastewater Facilities

The existing wastewater system in the area is owned and maintained by the City and County of Honolulu. A 12-inch sewer line currently exists in Leihōkū Street fronting the property. There is a 10-inch sewer lateral at the roadway stub.

Potential Impacts and Mitigative Measures

Wastewater generated from the proposed Wai'anae Coast YMCA improvements will be collected for treatment and disposal by the City and County of Honolulu sewer system.

The proposed facilities are estimated to accommodate 1,500 members and up to 20 staff. However, not all members will use the Wai'anae Coast YMCA facilities each day and not all staff will be full-time. Based on a full-time equivalent population of 340 members and staff at the site per day, the members and staff will generate approximately 10,200 gallons of wastewater per day.

The proposed wastewater system improvements will be designed and constructed in accordance with Department of Environmental Services Design Standards and will require its review and final approval. It is assumed that the existing off-site wastewater collection, treatment and disposal system is presently adequate to accommodate the additional demand.

All wastewater plans will conform to the applicable provisions of the State Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

The Wai'anae Wastewater Treatment Plant (WWTP) has an odor control program. In 2001, the Wai'anae WWTP received the highest award of excellence, the Platinum Award, given by the Association of Metropolitan Sewerage Agencies (AMSA). The Wai'anae facility was one of only 12 treatment plants in the country to earn AMSA's Platinum Award for five consecutive years of perfect compliance with requirements of its Federal pollution permit.
4.2.11.3 Drainage

The Wai'anae Coast YMCA site is outside of any flood boundaries (see section 4.1.2), is not a shoreline property, and lies entirely outside of the coastal flood zone attributable to either high wave action or tsunami.

There is an existing 60-inch drainline in Leihōkū Street with catch basins. A 48-inch drainline stubs into the property.

Potential Impacts and Mitigative Measures

The proposed improvements are not expected to significantly alter the current overall drainage patterns of the site. Any increase in storm runoff quantity due to an increase in impervious areas created because of the project will be retained on-site in an above-ground basin to be located at the makai end of the property closest to Leihōkū Street. Project engineering and design will pay special attention to post-construction best management practices.

Due to the location of the site, the proposed Wai'anae Coast YMCA facilities are not expected to either affect or be affected by natural flood hazards. The improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution. During the construction phases, any possible impact to water quality will be minimized and mitigated by the implementation of appropriate erosion control requirements.

4.2.11.4 Electrical and Communication Facilities

Primary electrical, telephone, and cable television service for the Wai'anae area is provided by Hawaiian Electric Company (HECO), GTE Hawaiian Tel, and Oceanic Cable.

Potential Impacts and Mitigative Measures

Present electrical, telephone, and cable television capacities are adequate to support the proposed improvements.

4.2.11.5 Solid Waste Disposal

On O'ahu, residential and commercial wastes are hauled to landfills, the incinerator, or transfer stations. A waste-to-energy combustor, H-POWER (Honolulu Program of Waste Energy Recovery) located at the Campbell Industrial Park incinerates about 1,800 tons of combustible waste per day. The electricity generated is bought by Hawaiian Electric Company. Currently, the H-POWER facility receives all residential and commercial packer truck wastes on the island.

The Waimānalo Gulch Landfill, which opened in 1989, is the City's primary solid waste disposal facility and is located mauka of Farrington Highway near Kahe Point. The site accepts residential, commercial and nonhazardous industrial solid wastes, demolition debris and ash and residue from
the H-POWER waste-to-energy facility. Wastewater treatment sludge, septic tank wastes and cesspool pumpings are accepted, provided such disposal is in accordance with the landfill’s operating guidelines. The site also handles special wastes such as spent lime, contaminated foods and asbestos.

*Potential Impacts and Mitigative Measures*

The proposed Wai‘anae Coast YMCA improvements do not involve the disposal of hazardous materials nor the siting of sanitary landfills or closing of open dumps.

The proposed improvements will comply with the State Department of Health and the City and County of Honolulu Department of Facility Maintenance requirements to ensure that all aspects of the project conform to the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawai‘i Revised Statutes, and the County’s approved integrated solid waste management plans in accordance with a schedule and time frame satisfactory to the Department of Health.

Any vegetation removed from the property during the construction will be chipped and then hauled to a green waste disposal site for composting. Green waste will be disposed of in compliance with all state and county laws and ordinances.

Solid waste generated during the operation of the project will be collected by a private collection service and disposed of by the City and County of Honolulu, Department of Environmental Services, Refuse Division.
5.0 DESCRIPTION OF ALTERNATIVES

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(l), the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts. As such, the proposed Wai'anae Coast YMCA has been evaluated in terms of the following.

5.1 NO ACTION ALTERNATIVE

The no action alternative will not accomplish the objective of improving and expanding YMCA services to the Wai'anae community.

5.2 ALTERNATIVES

The YMCA of Honolulu obtained the land at the site of the Wai'anae Coast YMCA in anticipation of building a new facility to provide services to Wai'anae residents. As such, alternative locations for the expansion of services and programs were not considered at this time, as the decision to locate the Wai'anae Coast YMCA at its current location has already been made, and alternative locations for the Wai'anae Coast YMCA have already been considered and rejected.

The other possible alternative is to try and attract more Wai'anae residents to the Leeward YMCA, however, it will be impossible to eliminate commuting time between points along the Wai'anae Coast to the Leeward YMCA facility in Waipahu.

5.3 PREFERRED ALTERNATIVE

Improving and expanding YMCA services by building a new YMCA facility at the site is the preferred and most suitable alternative because the YMCA of Honolulu already owns the property.
6.0 DETERMINATION, FINDINGS, AND REASONS SUPPORTING THE DETERMINATION

To determine whether the proposed action may have a significant impact on the environment, expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the studies performed and research evaluated, it is anticipated that the Approving Authority (City and County of Honolulu Department Community Services) will issue a finding of no significant impact (FONSI) as summarized in this section.

6.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects and its short and long-term effects. In making the determination, the Rules establish “Significance Criteria” to be used as a basis for identifying whether significant environmental impacts will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The site of the Wai‘anae Coast YMCA has already been extensively modified by improvements related to an old quarry operation. No areas defined as “wetlands” were found to be located within the Wai‘anae Coast YMCA site and no endangered plant or animal species are known to exist on the property. The proposed improvements will also be designed in compliance with all federal, state, and county laws regarding drainage and non-point source pollution.

Based on the previous use of the site (quarrying) and concurrence from the State Historic Preservation Division (Appendix C), no significant archaeological resources are expected to be found in the area proposed for development. If, however, archaeological resources are discovered, work will cease and the State Historic Preservation Division will be contacted to assess the significance of the find and to recommend appropriate mitigation measures. In addition, consultations with area residents and/or cultural practitioners indicated that no cultural impacts are anticipated if the project is limited to the developable portion of the property.

Therefore, based on the above, there will be no irrevocable commitment to loss or destruction of any natural or cultural resources.
(2) Curtails the range of beneficial uses of the environment;

Since the site of the Wai'anae Coast YMCA has already been extensively modified by improvements related to quarrying, the actual "natural environment" that may have been associated with the project site has already been curtailed by many years of urban activity. Further, the site is in the State Urban district and is zoned "Industrial" (I-2) by the City and County of Honolulu. Neighboring uses include a City and County of Honolulu Sewage Treatment Plant and residential uses. Thus the proposed use as a YMCA is consistent with designated State and County land use designations and will not curtail the range of beneficial uses of the environment. Further, the use of the site as a YMCA will enhance the current social and recreational uses in the area and thus could be determined to be the best use of the property.

(3) Conflicts with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;

The proposed improvements are consistent with the Environmental Policies established in Chapter 344, HRS and the National Environmental Policy Act.

(4) Substantially affects the economic or social welfare of the community or state;

The proposed Wai'anae Coast YMCA facility will significantly contribute to the economic and social welfare of Wai'anae residents by providing a range of social services along with health and wellness facilities. As such, it is expected that the Wai'anae Coast YMCA will have a positive effect on the community.

(5) Substantially affects public health;

Impacts to public health may be temporarily affected by air, noise, and water quality impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive social, economic, and health and wellness benefits associated with the Wai'anae Coast YMCA.

(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;

The proposed facilities of the Wai'anae Coast YMCA are not expected to involve negative secondary impacts. Planned and established land use patterns within Wai'anae will not be negatively or significantly altered and unplanned population changes are not expected as a result of the project. Positive secondary effects are expected in the form of increased positive social impacts within Wai'anae and throughout the service area of the Wai'anae Coast YMCA.
(7) Involves a substantial degradation of environmental quality;

The proposed facilities of the Wai‘anae Coast YMCA will not involve a substantial degradation of environmental quality on-site or in the surrounding area. As previously stated, the site of the Wai‘anae Coast YMCA has already been extensively modified by improvements related to quarrying and auto salvaging. As such, the actual "natural environment" that may have been associated with the project site has already been curtailed by previous uses and by many years of urban activity. The improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution. There are no anticipated impacts that would degrade environmental quality. New landscaping provided as part of the improvements will enhance the surrounding environment by providing new plant materials.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

The proposed Wai‘anae Coast YMCA facilities will not have a cumulative negative effect on the environment. The use of the site for a YMCA is consistent with the urban uses designated for the State Land Use Urban District, and is also consistent with the City and County of Honolulu General Plan, and the Wai‘anae Sustainable Communities Plan. As such, the proposed Wai‘anae Coast YMCA is well thought-out and is not expected to have undesirable cumulative effects. The commitment of fiscal resources to construct proposed improvement, however, will foreclose other less intensive uses of the property.

(9) Substantially affects a rare, threatened or endangered species or its habitat;

No threatened or endangered plant or animal species are known to exist on the subject property. In addition, no wetlands, streams, estuaries or other habitats that could accommodate threatened or endangered plant or animal species are present on the subject property or the surrounding area. The flora consists of landscaped lawn and exotic weedy species (refer to Figure 11). Birds and animals common to urban areas, such as rats, mice, and domesticated and feral cats and dogs, were sighted or are presumed to exist on the site.

(10) Detrimentally affects air or water quality or ambient noise levels;

Long-term air quality impacts of the Wai‘anae Coast YMCA are considered to be those associated with everyday use of the project. The most significant long-term emission sources will be motor vehicles, with the most significant tailpipe emission being Carbon Monoxide (CO). As in the rest of Hawai‘i, trade winds can be expected to mitigate the majority of emission impacts. Short term potential impacts on air quality (fugitive dust and construction equipment exhaust emissions) may result due to construction activity, however, these impacts will be limited by appropriate construction practices.

The proposed improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution, therefore the affect on water
quality due to the improvements is expected to be negligible. During construction phases, any possible impact to water quality will be minimized and mitigated by the implementation of appropriate erosion control requirements.

Short term noise impacts will be generated by construction of the proposed improvements, however these will be mitigated by adherence to the State Department of Health's Administrative Rules, Chapter 11-46, “Community Noise Control” and will be monitored to ensure compliance. Proper mitigating measures (such as limiting construction to daylight hours) also will be employed to minimize construction noise impacts.

Long-term noise impacts may be generated by automobiles entering the site and human activity. These are unavoidable impacts but are not considered to be significant due the surrounding land uses (a sewage treatment plant, mostly vacant areas and some residential uses) and the greater urban uses in the surrounding Wai'anae Town.

(11) **Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

The Wai'anae Coast YMCA is not located in or near an environmentally sensitive area and therefore is not expected to affect or be affected by flood plains, tsunami zones, beaches, erosion-prone areas, geologically hazardous land, estuaries, or freshwater or coastal waters.

(12) **Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

The proposed Wai'anae Coast YMCA facilities are designed to be low-rise, and therefore will not significantly alter established view plains identified in county or state plans or studies nor impact views of Pu'u Mā'ili'ili.

(13) **Requires substantial energy consumption.**

The proposed Wai'anae Coast YMCA facilities will not require substantial energy consumption relative to other similar projects.

**6.2 DETERMINATION**

On the basis of the above criteria, the discussion of impacts and mitigative measures contained in this document, and the comments received in the review of the draft environmental assessment, the Approving Authority (City and County of Honolulu Department of Community Services) of this environmental assessment has determined that the proposed Wai'anae Coast YMCA improvements will not have a significant affect on the environment. Pursuant to Chapter 343, Hawaii Revised Statutes, the Approving Authority has issued a Finding of No Significant Impact (FONSI).
Wai'anae Coast YMCA
Final Environmental Assessment/Finding of No Significant Impact
7.0 REFERENCES


Honolulu City and County Planning Department. *Wai‘anae Sustainable Communities Plan*. Honolulu, Hawai‘i, 2000.


8.0 COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT & RESPONSES

The draft environmental assessment was sent to the following agencies, organizations, and individuals. Where indicated the agency, organization, or individual submitted comments.

<table>
<thead>
<tr>
<th>AGENCY</th>
<th>DEA Mail Date</th>
<th>Date of Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STATE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department of Business Economic Development and Tourism - Planning Office</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td>Department of Land and Natural Resources—Historic Preservation Division</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td>Wainanae Public Library</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td>Office of Environmental Quality Control</td>
<td>1/10/03</td>
<td>2/21/03</td>
</tr>
<tr>
<td>Office of Hawaiian Affairs</td>
<td>1/13/03</td>
<td>2/19/03</td>
</tr>
<tr>
<td><strong>CITY AND COUNTY OF HONOLULU</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board of Water Supply</td>
<td>1/13/03</td>
<td>2/19/03</td>
</tr>
<tr>
<td>City Councilmember Mike Gabbard</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td>Department of Community Services</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td>Fire Department</td>
<td>1/13/03</td>
<td>2/19/03</td>
</tr>
<tr>
<td>Department of Parks and Recreation</td>
<td>1/13/03</td>
<td>2/19/03</td>
</tr>
<tr>
<td>Department of Planning and Permitting</td>
<td>1/13/03</td>
<td>2/21/03</td>
</tr>
<tr>
<td>Police Department</td>
<td>1/13/03</td>
<td>2/19/03</td>
</tr>
<tr>
<td>Wainanae Coast Neighborhood Board</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td><strong>FEDERAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senator Daniel K. Inouye</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td>Housing and Urban Development</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td>US Fish and Wildlife Service</td>
<td>1/13/03</td>
<td></td>
</tr>
<tr>
<td><strong>COMMUNITY/PRIVATE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art Frank</td>
<td>2/5/03</td>
<td></td>
</tr>
<tr>
<td>Georgette Jordan</td>
<td>1/22/03</td>
<td></td>
</tr>
<tr>
<td>Cynthia Rezentes</td>
<td>1/22/03</td>
<td></td>
</tr>
</tbody>
</table>

The following pages contain comment letters received and responses.
February 20, 2003

Mr. Michael T. Amii, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawai‘i 96813

Dear Mr. Amii:

Subject: Draft Environmental Assessment for the Waiʻanae YMCA

Thank you for the opportunity to review the subject document. We have the following comments.

1. Please consult with the DLNR Land Division concerning the use of conservation designated lands.

2. Please provide an estimate of the number of people who will use this facility.

3. Please describe in detail the methodology that you used to conclude, “the Waiʻanae Coast YMCA site and the surrounding neighborhood do not suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at large.”

Should you have any questions, please call Jeyan Thirugnanam at 586-4185.

Sincerely,

Genevieve Salmonson
Director

c: PBR, YMCA
February 21, 2003

Ms. Genevieve Salmonson, Director  
State of Hawai‘i  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, Hawai‘i 96813  

Attn: Jeyan Thirugnanam  

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Salmonson:

Thank you for your letter regarding the Waianae YMCA Draft Environmental Assessment (EA) dated February 20, 2003. We have reviewed your letter and offer the following responses:

1. The proposed project will not involve the use of the portion of the property within the State Conservation District (the portion of the site on the steep slopes of Puu Malili). Figure 3A of the Final EA will show that the proposed project will be located entirely within the Urban District and completely out of the Conservation District.

2. It is estimated that approximately a total of 340 members and staff will be on site per day, however, not all at the same time. This information will be provided in section 4.2.11.1 of the Final EA.

3. According to the EPA website, "Environmental Justice" is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including a racial, ethnic, or a socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies. Since the vicinity of the project site does not bear a disproportionate share of heavy industry, incinerators, power generating plants, oil refineries, cement plants, large parking facilities (1,000 or more cars), heavy traveled highway (6 or more lanes), chemical tank-car terminals, active quarries, dumps/sanitary landfills or mining, railroad crossings, hazardous cargo transportation routes, or oil or gas wells, we believe the statement is accurate. The above information will be added to Section 4.1.13 of the Final EA.
Ms. Genevieve Salmonson, Director  
February 21, 2003  
Page 2

Thanks again for your comments. We appreciate your participation in the review of the draft EA.

Sincerely,

PBR HAWAII

[Signature]

Vincent Shigekuni  
Principal

cc: Glenn Tsugawa/YMCA of Honolulu  
Paul Kobata/Dept. of Community Services
January 27, 2003

Mr. Vincent Shigekuni
PBR Hawaii
1001 Bishop Street – Suite 600
Honolulu, HI 96813

SUBJECT: WAI’ANAЕ COAST YMCA – DEA

Dear Mr. Shigekuni:

That you for the opportunity to review the above referenced Draft Environmental Assessment for the construction of a YMCA facility in Wai’anae.

The Office of Hawaiian Affairs (OHA) requests that you amend the language under the 4.2.5 Archaeological and Historic Resources to reflect that if any historic remains are found the State Historic Preservation Division and the Oahu Island Burial Council shall be contacted.

If you have any questions, please contact Jerry B. Norris at 594-1847 or email him at jnorris@oha.org.

Sincerely,

Ernest Kimoto
Acting Director
Hawaiian Rights Division

cc: Ms. Genevieve Salmonson, OEQC
Mr. Paul Kobata, CBED Office of Special Projects
February 19, 2003

Mr. Ernest Kimoto  
Acting Director  
Hawaiian Rights Division  
State of Hawai‘i  
Office of Hawaiian Affairs  
711 Kapi‘olani Boulevard, Suite 500  
Honolulu, Hawai‘i 96813

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Kimoto:

Thank you for your letter (your reference no. HRD#02-890) regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated January 27, 2003. As requested, the Final EA will include language in section 4.2.5 to reflect that if any historic remains are found, the State Historic Preservation Division and the Oahu Island Burial Council should be contacted.

We appreciate your participation in the review of the Draft EA.

Sincerely,

PBR HAWAII

[Signature]

Vincent Shigekuni  
Principal

cc: Glenn Tsugawa/YMCA of Honolulu  
Paul Kobata/Dept. of Community Services  
Genevieve Salmonson/OEQC

0:\t021\2149.09\Comment Letters Responses\OHA.wpd
Mr. Vincent Shigekuni  
PBR Hawaii  
Pacific Tower, Suite 650  
1001 Bishop Street  
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Your Letter of January 13, 2003 on the Draft Environmental Assessment for the Waianae Coast YMCA, TMK: 8-6-1: 4 and 61

Thank you for the opportunity to comment on the Environmental Assessment for the proposed project.

The existing water system is presently adequate to accommodate the proposed YMCA.

The availability of water will be confirmed when the building permit is approved.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention Requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

[Signature]  
CLIFFORD S. JAMILE  
Manager and Chief Engineer

cc: Office of Environmental Quality Control

--- Pure Water . . . our greatest need – use it wisely
February 19, 2003

Mr. Clifford S. Jamile
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Jamile:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 3, 2003.

Thank you for confirming the existing water system is presently adequate to accommodate the proposed YMCA.

We acknowledge: 1) the availability of water will be confirmed when the building permit is approved; 2) when water is made available, the applicant will be required to pay the Board of Water Supply's Water System Facilities Charges; 3) the proposed improvements are subject to Board of Water Supply Cross-Connection Control and Backflow Prevention Requirements before the issuance of the building permit. Your comments will be incorporated into the Final EA.

We appreciate your participation in the review of the Draft EA.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
Paul Kobata/Dept. of Community Services
Genevieve Salmonson/OEQC
February 4, 2003

Mr. Vincent Shigekuni, Senior Associate
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment
Waianae Coast YMCA

We received your letter dated January 13, 2003, requesting our comments on the above-mentioned project.

The Honolulu Fire Department (HFD) requires that the following be complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.

2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000-pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.
3. Submit civil drawings to the HFD for review and approval.

Should you have any questions, please call Battalion Chief Lloyd Rogers of our Fire Prevention Bureau at 831-7778.

Sincerely,

[Signature]

ATTILIO K. LEONARDI
Fire Chief

AKL/SK:sh

cc: Office of Environmental Quality Control
    Paul Kobata, Department of Community Services, CBED Office of Special Projects
February 19, 2003

Mr. Attilio K. Leonardi, Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Attn: Battalion Chief Lloyd Rogers

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Leonardi:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 4, 2003. We have reviewed your letter and will include the information you provided on fire prevention requirements in the Final EA.

We appreciate your participation in the review of the Draft EA.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
    Paul Kobata/Dept. of Community Services
    Genevieve Salmonson/OEQC

O:Unb21149.03/Comment Letters Responded/Fire.wpd
February 5, 2003

Mr. Vincent Shigekuni
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment
Waianae Coast YMCA

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the Waianae Coast YMCA.

The Department of Parks and Recreation has no comment at this time but wishes to remain a consulted party.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

WILLIAM D. BALFOUR, JR.
Director

WDB:mk (J. Reid) (20377)

cc: Office of Environmental Quality Control
Mr. Don Griffin, Department of Design and Construction
February 19, 2003

Mr. William D. Balfour, Jr.,
Director
Department of Parks and Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Attn: Mr. John Reid

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Balfour:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 5, 2003. We note that the Department of Parks and Recreation has no comment.

We appreciate your participation in the review of the Draft EA.

Sincerely,

PBR HAWAII

[Signature]

Vincent Shigekuni
Principal

cc: Glenn Taugawa/YMCA of Honolulu
    Paul Kobata/Dept. of Community Services
    Genevieve Salmonson/OEQC
February 21, 2003

Mr. Vincent Shigekuni, Senior Associate
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Wai'anae Coast YMCA Draft Environmental Assessment

In response to your request for comments of January 13, 2003, we have reviewed the subject DEA and have the following comments to offer:

1. Please confirm the Tax Map Key(s) of the proposed site. According to our records, Tax Map Key 8-6-001: 004 is 37.084 acres and Tax Map Key 8-6-001: 061 is 23.96 acres. Since page 1 indicates that the project area is approximately 7 developable acres out of the 23.96-acre property, is Tax Map Key 8-6-001: 004 a part of the site?

2. The developable portion of the property (7 acres within the State Urban District with I-2 zoning) is within the Rural Community Boundary of the Wai'anae Sustainable Communities Plan.

3. The Final Environmental Assessment (FEA) should expand on the impact of using a substantial portion of Wai'anae's remaining I-2 land for other than industrial purposes and the availability of suitable industrially zoned lands to meet future Wai'anae community demands for local industrial services. The Wai'anae SCP calls for encouraging the establishment of light industrial businesses that provides jobs for local people. Locating a meeting facility on the proposed site removes the site from future industrial uses.

4. Section 3.3 LAND USE ORDINANCE (LUO) of the FEA should disclose LUO requirements for a meeting facility proposing to locate in I-2 zoned lands and how the project meets those requirements.
5. Section 4.1.16 of the FEA should include a statement that the project may require a drainage report at a later date.

6. Section 4.1.17 Nuisances and Hazards of the FEA should discuss the possibility of concurrently using/upgrading/expanding the existing fenced open-top 5 feet deep by 3 feet wide concrete drainage channel as a boulder catchment to protect lives and property below Pu‘u Ma‘ili‘ili.

7. Section 4.1.17 of the FEA should also discuss what methods are being employed to mitigate odors from the nearby Wai‘anae Wastewater Treatment Plant.

8. Section 4.1.20 Emergency Health Care, Fire, and Police Services of the FEA should correctly state, “The approximate response time from the Wai‘anae Substation to the Wai‘anae Coast YMCA site is less than three minutes.

9. In Figure 3A, the north arrow should be reversed.

Should you have any questions, please contact Matt Higashida of our staff at 527-6056.

Sincerely yours,

[Signature]

ERIC G. CRISPIN, AIA
Acting Director of Planning and Permitting

EGC:js

cc: Department of Design and Construction
Office of Environmental Quality Control
Department of Community Services,
CBED Office of Special Projects

p:\Planning\DivFunction\Ea-mtr2003\Wai'anae Coast YMCA DEA
February 27, 2003

Mr. Eric G. Crispin, AIA
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawai’i 96813

SUBJECT: WAI‘ANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Crispin:

Thank you for your letter dated February 21, 2003 (your reference no. 2003/ELOG-149 [MH]) regarding the Wai‘anae Coast YMCA Draft Environmental Assessment (EA). We offer the following responses to your department’s comments:

1. The tax map key for the site is 8-6-001: 061 and will be noted as such in the Final EA.

2. We appreciate the information provided by the Department on the Rural Community Boundary and will include it in Section 3.2.2 of the Final EA.

3. We appreciate your concerns regarding the use of I-2 zoned lands in Wai‘anae for a meeting facility, however, it should be noted that the City and County of Honolulu is also planning to use I-2 zoned lands across Leihōkū Street for the Wai‘anae Community Transit Center & Park and Ride Facility (TMK: 8-6-001:029). However, despite the fact that the City will remove 7.691 acres of I-2 zoned lands for the Transit Center, we believe that the Transit Center, as well as the proposed Wai‘anae Coast YMCA, are projects that are good for the community and complementary to each other. We also believe that the fact that these properties were available for these community-building uses reflects that the Wai‘anae market cannot presently sustain a strong demand for industrial use, otherwise these properties (land under the Wai‘anae Community Transit Center & Park and Ride Facility, and the Wai‘anae Coast YMCA) would be in industrial use.

4. There is an existing meeting facility (Wai‘anae Coast YMCA) in place, which was permitted under Sec. 21-5.450 of the Land Use Ordinance. This will be noted in Section 3.3 of the Final EA.

5. Section 4.1.16 of the Final EA will include a statement that the project may require a drainage report at a later date.
6. Section 4.1.17 of the Final EA will discuss the possibility of concurrently using/upgrading/expanding the existing fenced open-top, 5-foot deep by 3-foot wide, concrete drainage channel as a boulder catchment.

7. We understand that the Wai'anae Wastewater Treatment Plant (WWTP) has an odor control program <www.rmtowill.com/cm-waianae-wwtp.htm>. In addition, in 2001, the Wai’anae WWTP received the highest award of excellence, the Platinum Award, given by the Association of Metropolitan Sewerage Agencies (AMSA). The Wai’anae facility was one of only 12 treatment plants in the country to earn AMSA’s Platinum Award for five consecutive years of perfect compliance with requirements of its Federal pollution permit.

Per Section 21-5.450 of the Land Use Ordinance, the YMCA of Honolulu has already filed with the Department of Planning and Permitting and recorded with the Bureau of Conveyances, a declaration stating that the YMCA of Honolulu recognizes that abutting and neighboring properties, can, by right, include potentially annoying or even noxious industrial uses at any time, including after the commencement of the Wai’anae Coast YMCA use. The Declaration also contains provisions which preclude the YMCA of Honolulu and its representatives from filing nuisance complaints against any industrial use operating in compliance with applicable laws. This will be included in Section 4.1.17 of the Final EA.

8. Section 4.1.20 of the Final EA will be revised to state: “The approximate response time from the Wai’anae Substation to the Wai’anae Coast YMCA site is less than 3 minutes.”

9. In the Final EA the north arrow shown on Figure 3A will be corrected.

We appreciate your participation in the review of the draft EA.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
    Paul Kobata/Dept. of Community Services
    Genevieve Salmonson/OEQC
February 7, 2003

Mr. Vincent Shigekuni
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

This is in response to your letter of January 13, 2003, requesting comments on the Draft Environmental Assessment for the Waiulnea Coast YMCA.

During its construction, this project may have a negative impact on calls for police services in the area because of dust, noise, and traffic complaints. However, when it is completed, there should be negligible impact.

If you have any questions, please call Acting Major Gregory Lefcourt of District 8 (Kapolei) at 692-4253.

LEE D. DONOHUE
Chief of Police

By KARL GODSEY
Assistant Chief of Police
Support Services Bureau

cc: OEQC
Mr. Paul Kobata, Department
of Community Services

Serving and Protecting with Aloha
February 19, 2003

Chief Lee D. Donohue
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

SUBJECT: WAIANAE COAST YMCA DRAFT ENVIRONMENTAL ASSESSMENT

Dear Chief Donohue:

Thank you for your letter regarding the Waianae Coast YMCA Draft Environmental Assessment (EA) dated February 7, 2003 (your reference no. DK-DK). The Final EA will note that “during its construction, this project may have a negative impact on calls for police services in the area because of dust, noise and traffic complaints. However, when it is completed, there should be negligible impact.”

We appreciate your participation in the review of the Draft EA.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Principal

cc: Glenn Tsugawa/YMCA of Honolulu
    Paul Kobata/Dept. of Community Services
    Genevieve Salmonson/OEQC
## HUD STATUTORY CHECKLIST

**Name of Project/Activity:** Waianae Coast YMCA  
**Project No.:**

### A

**Description of Project/Activities:** The proposed improvements to the Waianae Coast YMCA involve the construction of a new facility to improve and expand services to Waianae residents. The current plans are to: construct a 22,000 square foot building, which will include a lobby, administrative offices, classroom, meeting rooms, computer lab, fitness center, group exercise studio, restrooms; install an outdoor swimming pool; construct additional parking; install a play court and playground; and landscape the entire developable area.

### B

**EVALUATE EACH STATUTE, EXECUTIVE ORDER AND HUD REGULATION/NOTICE ON PAGES 2 & 3 FOR THEIR APPLICABILITY TO THE PROPOSED ACTIONS. CHECK AND COMPLETE THE APPROPRIATE STATEMENT AS NECESSARY. ENTER DETERMINATION IN COLUMN 2 OR 3 BELOW; COMPLETE BLOCK "C" OR "D"; COMPLETE BLOCK "E" AFTER COMPLIANCE IS ACHIEVED WITH EACH AUTHORITY LISTED IN COLUMN (1).**

<table>
<thead>
<tr>
<th>(1)</th>
<th>(2)</th>
<th>(3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Statutes, Executive Orders and HUD Regulations/Notices</td>
<td>Not Applicable As Certified on Pages 2 &amp; 3</td>
<td>Compliance Required. Make Reference to and Attach Source Documentation and Analysis to Show Compliance with Applicable Authorities per 58.5.</td>
</tr>
<tr>
<td>Historic Properties</td>
<td>X</td>
<td>The project is not subject to compliance with Sections 106 of the National Preservation Act of 1966, because no historic properties would be affected.</td>
</tr>
<tr>
<td>Floodplain Management</td>
<td>X</td>
<td>The project site is located outside of the 100-year floodplain hazard area identified by the FIRM map (panel number 15001, Panels 183 and 190, November 20, 2000).</td>
</tr>
<tr>
<td>Wetlands Protection</td>
<td>X</td>
<td>The project is not located within or adjacent to a wetland identified by or delineated on USDI Fish &amp; Wildlife Service Waianae, Hawaii USGS Quadrangle Map.</td>
</tr>
<tr>
<td>Coastal Zones</td>
<td>X</td>
<td>Based on a review using a general consistency certification that was approved by the State Department of Business, Economic Development and Tourism, the proposed action is consistent with the Hawaii Coastal Zone Management Program.</td>
</tr>
<tr>
<td>Endangered Species</td>
<td>X</td>
<td>Due to the developed nature and urban setting of the site, the project will not affect Federally-listed or proposed threatened or endangered species, or designated or proposed critical habitat.</td>
</tr>
<tr>
<td>Farmlands Protection</td>
<td>X</td>
<td>According to the Agricultural Land of Importance to the State of Hawaii (ALISH) system, the site is located within &quot;Existing Urban Development&quot; and does not include lands classified as being &quot;Prime&quot;, &quot;Unique&quot; or &quot;Other Important&quot; agricultural land. According to the State Land Study Bureau Detailed Land Classification system, the subject property is designated as &quot;nearby &quot;B&quot; and &quot;Query.&quot;</td>
</tr>
<tr>
<td>Air Quality</td>
<td>X</td>
<td>Per the EPA website, the State of Hawaii has no &quot;non attainment&quot; sites. Thus the project is located within an &quot;attainment area.&quot;</td>
</tr>
<tr>
<td>Water Quality</td>
<td>X</td>
<td>According to the IRUD-EPA (Regina IX) Sole Source Aquifer Memorandum of Understanding of 1990, the project need not be referred to EPA for evaluation because the project involves the construction of public facilities which will be served by an existing publicly owned and operated sewage system (Section 11.6.B.1).</td>
</tr>
<tr>
<td>Noise</td>
<td>X</td>
<td>The project/property is not subject to current noise levels that exceed 65 Ldn as determined by State of Hawaii Department of Transportation Airports Division Honolulu International Airport Master Plan Update and Noise Compatibility Program 1992 Noise Exposure Map Showing Non-Compliant 1985 Land Use &amp; Noise Sensitive Public Buildings.</td>
</tr>
<tr>
<td>Thermal/Explosives</td>
<td>X</td>
<td>Based on site inspection, the project will expose neither people nor buildings to explosive or flammable fuels or chemical containers.</td>
</tr>
<tr>
<td>Airport Clear Zones</td>
<td>X</td>
<td>The project site is not located in or near a Clear Zone at a civil or military airfield or in or near an Accident Potential Zone at a military airfield. The site is located approximately 17 miles from the Honolulu International Airport (HIA) and 16 miles from Hickam Air Force Base. While Wheeler Airport is approximately 9 miles away, it is separated from the project site.</td>
</tr>
</tbody>
</table>

HO-SC66  
1/1
<table>
<thead>
<tr>
<th>Solid Waste Disposal</th>
<th>X</th>
<th>Project/Activity does not involve the disposal of hazardous materials nor siting of sanitary landfills or clearing of open dumps.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toxic Chemicals and Radioactive Wastes</td>
<td>X</td>
<td>The project site is not affected by toxic chemicals or radioactive material based on site inspection and information check of the EPA Superfund National Priorities, CERCLA and State Department of Health lists.</td>
</tr>
<tr>
<td>Coastal Barrier Resources</td>
<td>Federal legislation and implementing regulations concerning these resources do not apply to the State of Hawaii, Guam, MRI, TPI or American Samoa, as amended.</td>
<td></td>
</tr>
<tr>
<td>Wild and Scenic Rivers</td>
<td>Project/activity is exempt from an environmental review in accordance with 24 CFR Part 58.34(a)(1-12). Applicable subsection is 58.34(a). List applicable subsection for each activity in Block A.</td>
<td></td>
</tr>
<tr>
<td>Exempt activities or categorically excluded activities converted to exempt status do not require the recipient to publish a public notice; submit a Request for Release of Funds and certification to HUD and no further approval from HUD will be needed by the recipient for drawdown of Title I funds to carry out exempt activities. (24 CFR Part 58.34(b))</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Categorically excluded project/activities that require compliance with one or more of the authorities listed in Block D.</td>
<td>Project/activity is categorically excluded but requires compliance with one or more of the authorities listed in Block D.</td>
<td></td>
</tr>
</tbody>
</table>

X. The site for the proposed action is not listed as eligible for listing on the National Register of Historic Places based on: X. consultation with the SHPO, information checks with the Federal Register, local authorities and interest groups, field observation.

Action is subject to compliance with Section 106 of the National Preservation Act of 1966. Compliance is being sought from the State Historic Preservation Division.


X. The project/activity is located outside of the 100 year floodplain hazard area identified by the FRM or FEMA Flood Hazard Boundary map panel number 1200C01015 and 1200C01019 or related to the 1988 flood control project. The proposed action is not located within the 100 year floodplain and compliance with E.O. 11988 is not required. Documentation for compliance with the E.O. was completed on _____________ (date) and is attached.

Proposed action requires construction or fill in waters of the U.S. or adjacent wetlands, Department of Army permit required (Section 404 of the Clean Water Act). Issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program.

Flood insurance required. Policy issued to:


X. The proposed action is not within a wetland area nor will it have an adverse impact on an adjacent wetland area. This determination is made by: X. Field observation, consultation with the U.S. Corps of Engineers, Other [specify] (USGS Water, Hawaii USGS Cooperative Map). The proposed action is located within a wetland or will impact on a wetland. Documentation for compliance with the E.O. was completed on _____________ (date) and is attached. If action requires fill, a Department of Army Permit is required (Section 404 of the Clean Water Act). Issuance is contingent upon a federal consistency determination with the local Coastal Zone Management Program. Copy of permit is attached.

Flood insurance required. Policy issued to:


X. Not applicable to ____________________________ (TT only)

X. The proposed action is consistent with the approved Coastal Management Program for the area. Consistency determination is attached.

The proposed action will have an impact on the coastal area which requires a permit from the _____________ agency/department. The permit was issued on _____________ (date) and a copy is attached.


X. The proposed action will not affect any endangered species of plants or animals, nor any critical habitat. This determination was made based on: X. consultation with the U.S. Fish and Wildlife Service (FWS) consultation with local authority (Dept./Agency): ______________ Field Observation.

Formal consultation with the U.S. FWS under Section 7 (16 U.S.C. 1536). Compliance achieved on _____________ (date) documentation attached.


X. The proposed action will not adversely impact prime or unique farmlands designated as important by State and Local Government that have been approved by the Secretary of Agriculture. This determination was made by: X. Review of local land use plans, consultation with the District Conservationist, SCS, USDA: ______________ Field Observation.

The proposed action impacts on agricultural lands however mitigative measures were identified in the attached analysis in accordance with 7 CFR Part 658. Compliance achieved on _____________ (date) Documentation attached.


X. Project Activity is located within an attainment area in accordance with the State Implementation Plan; is not located near a power plant or sugar mill, and is not adjacent to a traffic thoroughfare that generates CO concentrations in excess of the 8 hour standard of 10 ppm at project site.

X. Project activity is located within a non-attainment area and/or is exposed to air pollutants that threaten the federal air quality standard for __________________________________ (pollutant). Analysis and recommendations for clearance is attached.


X. Project activity does not impact a sole source aquifer designated by EPA in accordance with Section 1424(c) of the Safe Drinking Water Act of 1974, as amended.
Projectivity is located within the Northern Groundwater Aquifer on Guam. Guam EPA has reviewed proposal in accordance with MOU between HUD, U.S. EPA, Guam EPA and GHURA. Their recommendation for clearance is attached. (Activities on Guam only.)


Projectivity is not subject to current or projected noise levels that exceed 65 LDN as determined by: A site inspection; An evaluation using HUD Noise Assessment Guidelines; or X other acoustical data (State of Hawaii Department of Transportation Airports Division Honolulu International Airport Master Plan Update and Noise Compatibility Program 1992 Noise Exposure Map Showing Non-Compatible 1985 Land Use & Noise Sensitive Public Buildings).


Projectivity is not subject to hazards from explosive or flammable fluids or other hazardous chemicals based on site inspection and information on file.

Projectivity is subject to hazards from explosive or flammable fuels or other hazardous chemicals. Evaluation of these hazards and recommended mitigative measures are: Included in attached study; Mitigative measures will be incorporated into project design.


Projectivity is not located in or near a Clear Zone at a civil or military airfield not in or near an Accident Potential Zone at a military airfield.

Projectivity is located within an existing or future Clear Zone or Accident Potential Zone. Approval of proposed action is consistent with Part 51.302, 51.303 and 51.365(3). Documentation attached.


Projectivity does not involve the disposal of hazardous materials nor siting of sanitary landfills or closing of open dumps.

Projectivity is subject to provisions of EPA Guidelines: Documentation of evaluation and coordination with EPA attached.


Projectivity is not affected by toxic chemicals or radioactive material based on: Site inspection; Information check with local Health Department; X other source (EPA Superfund National Priorities List). Radioactive material.

Projectivity's site was inspected for containing toxic chemicals or radioactive materials. HUD and local responsible agency contacted. Evaluation of hazard was made in accordance with Notice 76-33 and found acceptable. Documentation attached: X Yes

Yes

Greeners are advised not to utilize CDBG funds on activities supporting new development for habitation at locations affected by toxic chemicals and radioactive materials.

Other policies, standards or guidelines used in preparing the environmental analysis. See memo.

HO-SC36
4/4
Certification of Environmental Review Requirements

State of Hawaii

Review each of the rules or standards listed below and check and/or complete the statement that applies. The completion of the form and signature at the bottom will provide evidence that the proposed action is consistent with Hawaii’s environmental regulations and standards.

1. Chapter 343, HRS, Environmental Impact Statements
3. Title 11, Administrative Rules, State of Hawaii, Department of Health
   a. Chapter 42, Vehicular Noise Control for Oahu
   b. Chapter 43, Community Noise Control for Oahu
   c. Chapter 54, Water Quality Standards
   d. Chapter 55, Water Pollution Control
   e. Chapter 59, Ambient Air Quality Standards
   f. Chapter 60, Air Pollution Control
   g. Chapter 200, Environmental Impact Statement Rules

It has been determined that the proposed action requires compliance with one or more of the above regulations which include Chapter 200, Environmental Impact Statement Rules. Appropriate permits for clearance on the above regulations were obtained on (date).

The proposed action is consistent with the regulations listed above and no permits are required.

Certified by: ___________________________
   Name/Title

______________________________
February 27, 2003
Date

   HO-SC86
   S5
SCREENING CRITERIA FOR CDBG ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP DESCRIPTION OF PROPOSED ACTION:

**CRITERIA**: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 650.37 that was approved by the State Department of Planning and Economic Development April 6, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- If none of the policies apply to the proposed action; it is consistent with Hawaii's Coastal Zone Management Program.
- If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

**DETERMINATION**

<table>
<thead>
<tr>
<th>Consistent</th>
<th>Ind. Review*</th>
</tr>
</thead>
<tbody>
<tr>
<td>x</td>
<td>1. SMA PERMIT</td>
</tr>
<tr>
<td></td>
<td>The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit: ___ attached, in ERR file.</td>
</tr>
<tr>
<td></td>
<td>Proposed action is not subject to an individual consistency review. (References 1, 2)</td>
</tr>
<tr>
<td>x</td>
<td>2. LAND USE DISTRICTS</td>
</tr>
<tr>
<td></td>
<td>Proposed action is located in a developed, altered and urban district. It is not a State Ag, Rural or Conservation Land Use District. (References 1, 3)</td>
</tr>
<tr>
<td>x</td>
<td>3. THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT</td>
</tr>
<tr>
<td></td>
<td>Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)</td>
</tr>
<tr>
<td>x</td>
<td>4. STREAMS</td>
</tr>
<tr>
<td></td>
<td>Proposed action will not alter the flow or use of streams.</td>
</tr>
<tr>
<td>x</td>
<td>5. HISTORIC/ARCHAEOLOGIC RESOURCES</td>
</tr>
<tr>
<td></td>
<td>The site(s) does not contain historic or archaeological resources as determined by the State Preservation Officer. (References 8, 9)</td>
</tr>
<tr>
<td>x</td>
<td>6. WETLANDS</td>
</tr>
<tr>
<td></td>
<td>The proposed action does not impact or affect a wetland. (References 4, 7)</td>
</tr>
</tbody>
</table>

**REFERENCES**

1. County Planning Department  
2. Section 205A-22, Chapter 205A, HRS  
3. State Land Use Commission  
4. State Dept. of Land & Natural Resources  
5. U.S. Fish and Wildlife Service  
6. The Nature Conservancy of Hawaii  
7. U.S. Corps of Engineers  
8. State Historic Preservation Officer  
9. National Register of Historic Places (Federal Register)

**DETERMINATION**

Based on the above review, it is determined that:

- The proposed action meets the criteria of the general consistency certification and is consistent with the HCZMP.
- The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED&T for their review and concurrence.

Prepared by: Vincent R. Shigekuni  
Name: Principal  
February 27, 2003  
Date: Title

* Individual Consistency Review Required by DPED&T
Appendix B

Screening Criteria for CDBG Assisted Project to Confirm Its Consistency with HCZMP Description of Proposed Action
SCREENING CRITERIA FOR CBGB ASSISTED PROJECT TO CONFIRM ITS CONSISTENCY WITH HCZMP DESCRIPTION OF PROPOSED ACTION:

CRITERIA: This review is based on HUD's request for a general consistency certification pursuant to 15 CFR Part 330.37 that was approved by the State Department of Planning and Economic Development April 8, 1987.

The State's CZM policies are reviewed for their applicability to the action proposed under the general consistency certification as follows:

- If none of the policies apply to the proposed action; it is consistent with Hawaii's Coastal Zone Management Program.
- If one or more of the policies are threatened, the grantee shall make an individual consistency review in accordance with Section 205A-22, Chapter 205A, HRS.

DETERMINATION

<table>
<thead>
<tr>
<th>Consistent</th>
<th>Int. Review*</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

1. SMA PERMIT
   The proposed action qualifies as a minor permit and is not subject to an individual CZM consistency review. Copy of permit is: ___ attached, in ERR file.
   Proposed action is not subject to an individual consistency review. (References 1, 2)

2. LAND USE DISTRICTS
   Proposed action is located in a developed, altered and urban district. It is not a State Ag, Rural or Conservation Land Use District. (References 1, 3)

3. THREATENED AND ENDANGERED SPECIES AND THEIR HABITAT
   Proposed action does not occur in or affect areas containing threatened or endangered species and their habitats. (References 4, 5, 6)

4. STREAMS
   Proposed action will not alter the flow or use of streams.

5. HISTORICAL/ARCHAEOLOGIC RESOURCES
   The site(s) do(s) not contain historic or archaeological resources as determined by the State Preservation Officer. (References 8, 9)

6. WETLANDS
   The proposed action does not impact or affect a wetland. (References 4, 7)

REFERENCES

1. County Planning Department
2. Section 205A-22, Chapter 205A, HRS
3. State Land Use Commission
4. State Dept. of Land & Natural Resources
5. U.S. Fish and Wildlife Service
6. The Nature Conservancy of Hawaii
7. U.S. Corps of Engineers
8. State Historic Preservation Officer
9. National Register of Historic Places (Federal Register)

DETERMINATION

Based on the above review, it is determined that:

- The proposed action meets the criteria of the general consistency certification and is consistent with the HCZMP.
- The proposed action requires an individual consistency review that will be prepared and submitted to the State DPED&T for their review and concurrence.

Prepared by: Vincent R. Shigekuni
Name

Principal
Title
February 27, 2003
Date

* Individual Consistency Review Required by DPED&T
Appendix C

Letter from State Historic Preservation Division
HAWAI'I HISTORIC PRESERVATION DIVISION REVIEW

Log #: 31233
Doc #: 0211EJ21

Applicant/Agency: Vincent Shigekuni
Address: PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

SUBJECT: Chapter 6E-42 Historic Preservation Review – Waianae Coast YMCA, 86-071
Leihoku Street, Wai‘anae, O‘ahu

Ahupua‘a: Lualualei,
District, Island: Wai‘anae, O‘ahu
TMK: " (1) 8-6-001:004 and 061

1. We believe there are no historic properties present, because:
   a) intensive cultivation has altered the land
   b) residential development/urbanization has altered the land
   c) previous grubbing/grading has altered the land
   d) an acceptable archaeological assessment or inventory survey found no historic properties
   e) other: The development on the property will be limited to the flat level portions of the property that have previously been extensively disturbed

2. This project has already gone through the historic preservation review process, and mitigation has been completed __
   ✓ Thus, we believe that “no historic properties will be affected” by this undertaking

Staff: __________ Date: __/12/02

Title: Elaine Jourdane, Assistant Archaeologist O‘ahu Phone (808) 692-8027
Appendix D

Phase I Environmental Assessment (ASTM)
Phase I Environmental Assessment
of
Vacant Property Located on
Leahi Kai Street
(Frontage of TMT) (Parcels 4 and 61)
Waainae, Oahu, Hawaii
for
YMCA of Honolulu
Honolulu, Oahu, Hawaii
Clayton Project No. 85-09111.00
March 30, 1999

CONTENTS

Exercise Summary ........................................ 1

1.0 INTRODUCTION ...................................... 2
1.1 PURPOSE ........................................ 2
1.2 METHODOLOGY AND EXCEPTIONS ................. 2
1.3 LIMITING CONDITIONS OF ASSESSMENT ............. 2

2.0 SUBJECT PROPERTY DESCRIPTION ................. 3
2.1 LOCATION ...................................... 3
2.2 CURRENT USES OF SUBJECT PROPERTIES .......... 3
2.3 CURRENT USES OF ADJACENT PROPERTIES .......... 3
2.4 PHYSICAL SETTING ................................ 3
2.4.1 Pastoral Landuse ................................ 3
2.4.2 Subdivisions .................................. 3

3.0 HISTORICAL REVIEW .............................. 4
3.1 AERIAL PHOTOGRAPHY ............................ 4
3.2 FIRE INSURANCE MAPS ............................ 4
3.3 PRIOR OWNERSHIP ................................ 4

4.0 STANDARD ENVIRONMENTAL RECORD SOURCES:
FEDERAL, STATE, AND LOCAL ........................ 4
4.1 SITE RECONNAISSANCE AND INTERVIEWS ......... 4
4.2 HAZARDOUS MATERIAL AND WASTE .............. 4
4.3 SOLID WASTE DISPOSAL ......................... 4
4.4 STORAGE TANKS ................................ 4
4.4.1 Underground Storage Tanks (USTs) .......... 4
4.4.2 Aboveground Storage Tanks (ATBs) .......... 4
4.5 RECIPROCAL SOURCES ............................ 4
4.6 INDICATIONS OF POLYCHLORINATED BIPOXIDES ..... 4
4.7 WELLS ......................................... 4

Clayton
March 30, 1999

Environmental Consultants
Execution Summary

TMHC of Hawaii (TMHC) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a Phase I environmental assessment of a vacant property located on Lahilahi Street (Vernon of Tax Map Key (TMK) 11B-6-14: Parcel 4 and 61), in the town of Waimanalo, on the island of Oahu, Hawaii.

This environmental assessment was performed in accordance with the scope and limitations of American Society of Testing and Materials (ASTM) Standard Practice E1528-92, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The objective of the assessment was to provide an independent, professional opinion regarding recognized environmental conditions as defined by ASTM, if any, associated with the site.

The property, approximately 24 acres in land area (including approximately 0.34 acres of which was a former (measure quarry) located along Lahilahi Street in the town of Waimanalo on the island of Oahu, Hawaii. At the time of Clayton's site visit, the subject property appeared graded and vacant. The adjacent and surrounding properties were occupied by residential properties, commercial businesses and the Waimanalo Sewage Treatment Plant.

Clayton's assessment revealed the following evidence of potential recognized environmental conditions in connection with the subject property:

- Amel photographs reviewed by Clayton from the years 1985, 1988, and 1992 showed hundreds of automobiles throughout the quarry area and the site appeared to be an auto salvage yard. In addition, air records show the subject property was owned by a cement company in 1960. This is a potential environmental concern because cement operations produce wastes such as kiln dust and kiln bricks, which can have a high pH and high divalent cations. These wastes are known to have sometimes been stockpiled in quary.

Furthermore, soil samples of unknown composition and history have been used in the quarry is its current grade. In addition, numerous small soil piles of unknown origin were observed on the northwest central portion of the property during the site inspection.

Therefore, Clayton recommends that a Phase II site-specific investigations be conducted at the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbon constituents, in order to assess whether auto salvage and quarry backfilling operations may have impacted soil and/or groundwater at the site.

- Also, two heavy equipment "CAT" batteries were observed abandoned, approximately 15 feet from the road side, just west of the conclusion of the subject property. These batteries should be properly disposed of in a licensed facility or similar facility.

Clayton's assessment revealed no other evidence of recognized environmental conditions in connection with the subject property.
1.0 INTRODUCTION

YNCA of Honolulu (YNCA) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a Phase I environmental site assessment of a vacant property located on Lalakai Drive (Portion of TNS: 123-45-67), Waimanalo, Oahu, Hawaii, hereinafter referred to as the subject site.

1.1 PURPOSE

The objective of the environmental assessment was to provide an independent, professional opinion regarding recognized environmental conditions, if any, associated with the subject property. According to American Society of Testing and Materials (ASTM) Standard Practice E1527-97, Section 8.1.1, the term recognized environmental conditions means "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that include on-site release, a past release, or a material threat of a release of any hazardous substances or petroleum products that adversely affect the property or any other land, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

1.2 METHODOLOGY AND EXCEPTIONS

This assessment was performed in accordance with Clayton's October 12, 1996, proposal number 96-015062X, and the terms and conditions set forth therein, and with the scope and limitations of ASTM E1527-97, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Clayton received authorization from YNCA of Honolulu to perform the Phase I environmental site assessment on March 2, 1999. This work was performed according to ASTM Standards.

The assessment included the following components:

- A walk-through of the subject property
- A review of pertinent records of the subject and adjoining properties
- Interviews with current owners and occupants as well as local government officials
- Evaluation of information gathered for the development of this report

Although not considered an ASTM component, this assessment included a visual inspection of the subject site to identify sources of asbestos-containing materials (ACM). This assessment did not include sampling or analysis of asbestos, soil, groundwater or other material.

Joel A. Clayton
P.E.

1.3 LIMITING CONDITIONS OF ASSESSMENT

Information for the assessment was obtained from sources listed in Appendix A. This information, to the extent it was relied on for our opinion, is assumed to be correct and complete. Clayton is not responsible for the quality or content of information from these sources.

The information and sources used in this report are exclusively for use by YNCA of Honolulu. Clayton will not duplicate or publish this report without written consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment by YNCA and shall be considered and interpreted only in light of that assignment. The services provided by Clayton in completing this project have been provided "as is" and are subject to normal standards of the profession. No other warranty, expressed or implied, is made.

1.4 SUBJECT PROPERTY DESCRIPTION

1.4.1 LOCATION

The subject property is located on Lulakai Street, east of the Waimanalo Sewage Treatment Plant, in the town of Waimanalo on the windward coast of Oahu, Hawaii (Figures 1 and 2, Figure Table). The property is an irregularly-shaped parcel consisting of approximately 23.94 acres of land area, including 14.38 acres of conservation land and 5.56 acres of urban land. The southern portion of the subject property encompasses the northern slopes of the "Pua Maluhia" ridge hillsides, which extend out from the Waimanalo Mountains range to the east.

The northern portion of the property (9.51 acres) is zoned "R-5" residential land. The southern portion of the property (14.38 acres) is zoned "P-1" recreational/protection/conservation land. According to the available flood insurance maps, FEMA/DMAP H-53010.1,00002, the property is located within flood Zone C, an area for which flood hazards are un underway.

1.4.2 CURRENT USE OF SUBJECT PROPERTY

The subject property is currently vacant and divided by zoning classification into two portions: (1) 14.38 acres of recreational/conserve land to the south, and (2) 14.38 acres of protection/conservation land to the north. The northern residential/reserve portion of the property is graded, relatively flat and without structures. The southern preservation/conservation land includes the northern portion of the "Pua Maluhia" ridge hillsides. However, concerns from water drainage channels are located on the west side of the phase I and non-essential portions of the property.
2.3 CURRENT USES OF ADJACENT PROPERTIES

The adjacent and surrounding properties were either undeveloped land or occupied by residential properties, the Wakana Sewage Treatment Plant (STP), and the Wakana Mall.

Adjoining properties were described from the subject property by County Access Road (for signs of potential groundwater environmental conditions and their potential to pass an environmental risk to the subject property (Figure 2). The size and features of adjoining properties are described below.

**Notes:**
- Lihoku Street, vacant area for warehouse building used as a dump site (former county location)
- The Wakana Mall
- Pau Makiki Ridge - recreation land, Ha'ena, Honolulu County
- Park: Wakana Sewage Treatment Plant, Feeton Highway

Adjoining properties do not appear to present a potential environmental risk to the subject property. Based on visual observations and information obtained during the site assessment.

2.4 PHYSICAL SETTINGS

2.4.1 Physiographic Area

The subject property is located in Lihoku Street, part of the Waikana Sewage Treatment Plant, in the town of Waikana on the forward side of Oahu, Hawaii. According to the U.S. Geological Survey, Waikana, Hawaii, 7.5 minute topographic quadrangle map, the elevation of the northern portion of the parcel, which has been graded, ranges from approximately 21.0 feet above mean sea level (MSL) and slopes gradually to the west toward the coastal shoreline. The elevation of the southern portion of the parcel, which encompasses the northern slopes of the "Pau Makiki" ridge hillside, rises sharply to a point at approximately 273 feet above mean sea level. The property is located approximately 1000 feet east of Louluwai Beach Park shoreline and approximately 1000 feet north of the Makiki Street channel.

2.4.2 Subsurface

The U.S. Department of Agriculture Soil Conservation Service has classified the soil underlying the subject property as Morala sandy clay loam on 6 to 12 percent slopes (mapping unit HN). In a representative profile of the surfaces layer is dark reddish-brown sandy clay loam approximately 8 inches thick. The aerie is the upper layer and is made up of arable fragments. The subsoil is dark reddish-brown clay loam approximately 11 inches thick. The soil is overlain by coral limestone and consolidated caliche and is at depths of 18 to 20 inches. This soil is excellent to very good aeration and is very low to medium, and its erosion hazard is slight to moderate.

3.4.3 Groundwater

Clayton reviewed Aquifer Identification and Classification Technical Report No. 179, published by the Water Resources Center at the University of Hawaii, for information on groundwater conditions below the subject property. The report describes the aquifer below the subject property as part of the Makiki aquifer system of the Waikana sector.

The upper aquifer is an unconfined sand aquifer of the sedimentary type, with meandering lithology. Its voids are described as recharge areas with high capacity with a potential for use. The groundwater in this aquifer is not used for drinking water and is not considered ecologically important; however, it is highly vulnerable to contamination.

The lower aquifer is a confined sand aquifer occurring in the central portion. Its aquifer is described as recharge areas with high capacity with a potential for use. The aquifer is not used for drinking water and is not considered ecologically important. The groundwater in this aquifer has a low vulnerability to contamination.

There are three water wells on record within 1000 feet of the subject property. According to the State of Hawaii Department of Land and Natural Resources Groundwater Index and Summary, Well No. 3-201-60 and 3-201-60 are located hydrologically adjacent and approximately 100 feet west-southwest of the subject property. Well No. 3-201-91 is located hydrologically adjacent and approximately 100 feet southeast-south of the subject property. However, according to the USGS, these wells are inactive research wells.

It is anticipated that the depth to ground water approximates the depth to mean sea level plus a hydraulic head. This head is anticipated to be at over one feet above sea level (a depth of approximately 19 to 39 feet below ground surface). Although the groundwater flow direction was not measured, the regional direction of groundwater flow is anticipated to follow surface topography and flow will move towards the ocean at the Luluwai Beach Park coastal shoreline.

However, topography is not always a reliable basis for predicting groundwater flow direction. The local gradient under the subject property may be influenced naturally by sources of higher to lower permeability, or artificially by nearby pumping or excavation, and may deviate from the regional trend.
3.0 HISTORICAL REVIEW

3.1 AERIAL PHOTOGRAPHS

Clayton reviewed aerial photographs as R.A. Towill Contractors to further analyze past land use and adjacent to the subject property. Aerial photographs from the years 1949 through 1992 are available for review.

### Aerial Photography Data Reviewed

<table>
<thead>
<tr>
<th>Date of Photograph</th>
<th>Flight Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 8, 1949</td>
<td>B-32</td>
</tr>
<tr>
<td>April 22, 1952</td>
<td>6067-27</td>
</tr>
<tr>
<td>July 3, 1970</td>
<td>3148-02</td>
</tr>
<tr>
<td>February 26, 1977</td>
<td>1320-02</td>
</tr>
<tr>
<td>August 7, 1985</td>
<td>8272-7</td>
</tr>
<tr>
<td>February 3, 1988</td>
<td>8321-41</td>
</tr>
<tr>
<td>September 29, 1992</td>
<td>8332-37</td>
</tr>
<tr>
<td>February 17, 1997</td>
<td>9208-06</td>
</tr>
</tbody>
</table>

1949: The initial aerial photograph, from 1949, showed the subject property as a quarry with a small warehouse-type building (now a trash dump) in the north and a strip of undeveloped land to the south, which were observed during Clayton's site visit. Surrounding areas in the north and east appeared as undeveloped land with shrubbery and low vegetation. Multiple small houses were observed on the west adjacent property, where the Watauga Savage Treatment Plant is currently located.

1952: The subject property appeared as a quarry with no significant changes observed. A large warehouse-type complex and site appeared to the north. Other areas to the north and east appeared as undeveloped land with shrubbery and low vegetation. The Savage Treatment Plant was observed to the west, although it appeared smaller than its current size.

1969: The subject property appeared with two developed quarry pits, several structures and numerous vehicles. The large warehouse-type complex appeared unchanged in the north. The area in the north and east of the quarry remained undeveloped land with shrubbery and low vegetation. The area in the northeast appeared as a densely developed neighborhood. The Savage Treatment Plant to the west appeared unchanged.


1985: The quarry area to the north appeared as an extensive salvage yard covered with several hundred junk vehicles. The large warehouse-type complex appeared unchanged in the north. Several single-family structures appeared in the development to the northeast. The Watauga Mill appeared expanded to the east. Several new structures appeared under construction in the Savage treatment plant on the west adjacent property.

1992: The quarry area appeared slightly expanded to the north and east. The pit area to the north again appeared as an extensive salvage yard, completely covered with hundreds of junk cars. The warehouse complex in the north appeared unchanged. The Watauga Mill appeared under expansion to the north.

1992: Most of the vehicles previously observed in the quarry area were not shown. The large warehouse-type complex appeared unchanged to the north. The Watauga Mill appeared expanded with an asphalt-paved parking lot in the south, on Farmington Highway. A new housing development appeared under construction to the north, east and southeast surrounding areas. The Savage treatment plant expansion appeared completed on the west adjacent property.

1992: The subject, adjacent and surrounding properties appeared much as they did during Clayton's site visit. The northern portion of the subject site appeared graded and flat, without vegetation. The warehouse-type complex appeared unchanged in the north. A new asphalt-paved access road (Exhibit Towill) appeared between the Watauga Mill and the Savage treatment plant. Adjacent and surrounding properties in the east and southeast appeared as dense residential neighborhoods.

The following evidence of recognized environmental conditions at the subject property (and adjoining properties) was included on the aerial photographs reviewed:

Aerial photographs reviewed by Clayton from the years 1945, 1958, and 1992 (flight numbers E379-2, E524-41, and E515-13, respectively) showed hundreds of motorcycles stored throughout the quarry area and the site appeared to be an auto salvage junk yard.
### 2.2 FIRE INSURANCE MAPS

The Servon Fire Insurance Maps for the periods from (1914 to 1972) were reviewed at the University of Hawaii Library. The Servon map collection did not include the vicinity of the subject property.

### 3.3 PRIOR OWNERSHIP

Tax records were reviewed at the City and County of Honolulu Real Property Tax Office to assess past ownership and use of the subject property. The subject property is located on Tax Map Key (TMK): 2-8-6-1; parcel 4 and parcel 61. The following table summarizes the information reviewed at the tax office:

<table>
<thead>
<tr>
<th>TMK 2-8-6-1-4</th>
<th>Transaction</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parcel owned by Wainoa Line Co.</td>
<td>1927</td>
</tr>
<tr>
<td>December 1929</td>
<td>Parcel owned by Hawaiian Coffee Products Co.</td>
<td></td>
</tr>
<tr>
<td>January 1950</td>
<td>Parcel owned by Hawaiian Coffee Products Co.</td>
<td></td>
</tr>
<tr>
<td>January 1968</td>
<td>Parcel owned by Hawaiian Coffee Products Co.</td>
<td></td>
</tr>
<tr>
<td>October 1968</td>
<td>Parcel owned by Sabu Takeyoshi and Kinoshita Company (T)</td>
<td></td>
</tr>
<tr>
<td>November 1972</td>
<td>Option for Agreement of Sale (AOS) with JY Development Corp.</td>
<td></td>
</tr>
<tr>
<td>February 1973</td>
<td>Sale (AOS) to JY Development Corp. and Wainoa Line</td>
<td></td>
</tr>
<tr>
<td>April 1973</td>
<td>Sale (AOS) to JY Development Corp. (1974) and JY Development Corp. (1975)</td>
<td></td>
</tr>
<tr>
<td>December 1978</td>
<td>Cancellation of Agreement of Sale with JY Development Corp.</td>
<td></td>
</tr>
<tr>
<td>July 1981</td>
<td>Parcel owned by Chas. L. Kimeko Co. Inc.</td>
<td></td>
</tr>
<tr>
<td>November 1983</td>
<td>Parcel owned by Charles L. Kimeko Co. Inc.</td>
<td></td>
</tr>
<tr>
<td>December 1983</td>
<td>Parcel owned by Charles L. Kimeko Co. Inc.</td>
<td></td>
</tr>
<tr>
<td>July 1986</td>
<td>Parcel owned by Charles L. Kimeko Co. Inc.</td>
<td></td>
</tr>
<tr>
<td>February 1988</td>
<td>Parcel owned by Wainoa Line Co.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TMK 2-8-6-1-4</th>
<th>Transaction</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parcel owned by Wainoa Line Co.</td>
<td>1927</td>
</tr>
<tr>
<td>May 1991</td>
<td>Right-of-way from Hawaiian Electric Co. to Kaimuki, Inc.</td>
<td></td>
</tr>
<tr>
<td>May 1991</td>
<td>Parcel owned for Village Park &amp; Subdivision Phases I</td>
<td></td>
</tr>
<tr>
<td>April 1994</td>
<td>Parcel owned for Village Park &amp; Subdivision Phases I &amp; II</td>
<td></td>
</tr>
<tr>
<td>December 1994</td>
<td>Zoning change: 22.93 acres - urban, 2.21 acres - conservation</td>
<td></td>
</tr>
<tr>
<td>September 1998</td>
<td>Consolidation of lots 123 and 124 of Village Park &amp; Subdivision Phases I &amp; II and consolidation into lots 1 and 2: Lot 1 = 25,560 acres with 14,390 acres conservation Lot 2 = 37,652 acres with 11,375 acres conservation</td>
<td></td>
</tr>
</tbody>
</table>

### 4.0 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL, STATE, AND LOCAL

No readily apparent evidence of recognized environmental conditions at the subject property was noted in the ownership records reviewed.

### 4.1 ENVIRONMENTAL INFORMATION

Available government databases and sources provided by Vani Information Services (Vani) were reviewed to evaluate both the subject property and any land area within ASHRAE recommended temperature range.
Federal and State Environmental Databases

<table>
<thead>
<tr>
<th>Database</th>
<th>Search Distance (miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal National Priority List (NPL)</td>
<td>1.0</td>
</tr>
<tr>
<td>Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)</td>
<td>0.5</td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA) Correction Actions (RCRA/CREA) Environmental Response, Storage, or Treatment Facility (TRFOP) List</td>
<td>1.0</td>
</tr>
<tr>
<td>Federal RCRA-Large Quantity Generators (LQG) and RCRA-Small Quantity Generators (SQG) List (UFRTR)</td>
<td>Property and adjoining properties</td>
</tr>
<tr>
<td>Federal Emergency Response Notification System (FENNS) List</td>
<td>Property only</td>
</tr>
<tr>
<td>State List Hazardous Waste Sites Identified for Investigation or Remediation (HWR and CERCLIS regulations)</td>
<td>1.0</td>
</tr>
<tr>
<td>State Solid Waste Facility/Standards (SWF) List</td>
<td>0.5</td>
</tr>
<tr>
<td>State Leaking Underground Storage Tanks (LUST) List</td>
<td>0.5</td>
</tr>
<tr>
<td>State List of Registered Underground Storage Tanks (LUST)</td>
<td>Property and adjoining properties</td>
</tr>
</tbody>
</table>

The VISTA database review did identify the following facilities within the specified search distances from the subject property.

Facilities With ASTM-Recommended Search Distance

<table>
<thead>
<tr>
<th>Facility</th>
<th>Database</th>
<th>Distance from site (miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakeview Development, Ltd</td>
<td>LUST</td>
<td>0.05</td>
</tr>
<tr>
<td>One Express #47</td>
<td>LUST</td>
<td>0.05</td>
</tr>
<tr>
<td>86-499 Faringdon Highway</td>
<td>LUST</td>
<td>0.08</td>
</tr>
<tr>
<td>Wiseacre Corporation Yard</td>
<td>LUST</td>
<td>0.06</td>
</tr>
<tr>
<td>Jaypee Inc.</td>
<td>CECLIS/ NFRAP</td>
<td>0.06</td>
</tr>
</tbody>
</table>

The subject property was not identified in the database reviewed. No environmental cleanup sites appear to be on record against the subject property, based on the review of information available from the VISTA report.

The database review identified a total of 2 LUST sites and one CECLIS/NFRAP site located within the specified search distance from the subject property. A complete listing of these sites is included in Appendix A. These sites have a low potential to impact the subject property because they are either permitted by environmental regulatory agencies, require no further action, or, based upon Clayton's review, are no design and/or topographically downgradient or upgradient relative to the subject property.

A total of 29 unacceptable sites were also listed in the VISTA report. Unacceptable sites are facility sites that cannot be priced with confidence, but can be located by ZIP Code or city name. It is recommended that these unacceptable sites be reviewed as part of further investigations. The unacceptable sites are not downgradient or upgradient, and are at a significant distance from the subject site.

The VISTA report, including site maps showing the applicable LUST and CECLIS/NFRAP sites, is included in Appendix B.
5.0 SITE RECONNAISSANCE AND INTERVIEWS

5.1 GENERAL OBSERVATIONS

At the time of the site assessment walkthrough, the area surrounding the subject property appeared to be fairly well maintained. However, numerous small soil pits of unknown origin were observed on the northeast-central portion of the property.

5.2 HAZARDOUS MATERIAL AND WASTE

The subject property was assessed for signs of storage, use, or disposal of hazardous materials. The assessment consisted of testing evidence (e.g., smear, unusual vegetation patterns, staining) indicating that hazardous materials are currently or were previouslylocated on the property.

Potentially hazardous materials are currently not used or stored at the site. However, two heavy equipment "CAT" batteries were observed abandoned, approximately 15 feet from the roadsides, just west of the entrance to the subject property. These batteries should be properly disposed of at a service station or similar facility.

5.3 SOLID WASTE DISPOSAL

Currently, no activity is conducted at the subject property. Therefore, no waste is generated at the subject site. However, general refuse (e.g., papers, household trash, and multiple PVC water pipe sections) was observed scattered throughout the graded portions of the subject property.

5.4 STORAGE TANKS

5.4.1 Underground Storage Tanks (USTs)

The subject property was inspected for evidence of underground storage tanks (USTs) (e.g., vent piping, dispensing equipment, pavement vacuums). Evidence of potential presence of USTs was not observed at the subject site during the assessment. In addition, there are no USTs associated with the property which are registered with the State of Hawaii Department of Health.

However, the lack of visible evidence and ownership knowledge of USTs at the subject site does not preclude the possibility that USTs could be present. Visible evidence of USTs such as fill ports or valves may have been removed or obstructed from view, and an UST could have been used at the subject site without the knowledge of the current owner/occupant.
6.5 Subpart G requires any release of material containing greater than 50 ppm PCB and occurring after May 4, 1983, be cleaned up by the owner following the United States Environmental Protection Agency's (USEPA) PCB spill cleanup policy.

Transformers, capacitors, or other potential PCB sources were not observed at the subject property.

5.7 WELLS

According to the State of Hawaii Department of Land and Natural Resources groundwater table data and summary, there are 2 water wells situated within 1,000 feet of the subject property. Two of the wells, 3-261-04-03 and 3-261-04, are located hydrologically upgradient and approximately 150 feet west-southwest of the subject property. The third well, 3-261-04-01, is located hydrologically downgradient and approximately 100 feet southeast-south of the subject property. However, according to the State of Hawaii Geological Survey (SHGS) personnel, all of these are active research wells. However, according to the SHGS, these wells are inactive research wells.

6.9 NON-ASTM ISSUES: ASBESTOS-CONTAINING MATERIALS

During the assessment, the subject property was inspected for the presence of asbestos-containing materials (ACMs) such as ceiling tiles and roofing materials, and prescribed asbestos-containing materials (PACMs) as defined by OSHA (29 CFR 1910.1103), which includes thermal system insulation and surfacing material, and asbestos and vinyl flooring material.

The subject property was visited at the time of the site inspection. No buildings or structures were observed upgradient on the subject property; therefore, no suspect ACM or PACM were observed during Clayton's site visit.

7.0 FINISH, CONCLUSIONS, AND RECOMMENDATIONS

Clayton has performed a Phase I environmental site assessment in accordance with the scope and services of ASTM Practice E 1527, a vacant property (former limestone quarry) on Lehua Road, east of the Waihana Swings Transfer Field, in the town of Waihele on the island (west) coast of Oahu, Hawaii, the subject property.

Clayton's assessment revealed the following evidence of potential recognized environmental conditions in association with the subject property:

- Aerial photographs reviewed by Clayton from the years 1982, 1984, and 1992 showed hundreds of structures throughout the quarry area and the site appeared to be an active salvage yard. In addition, tax records show the subject property was owned by a concrete company in 1963. This is a potential environmental concern because concrete operations produce wastes such as fly ash and kiln brimstone, which can have a high silica and high chromium content. These wastes are known to have sorption and/or leach in question.

Furthermore, soil samples of unknown composition and origin have been used to bring the quarry to its current grade. In addition, numerous small soil piles of unknown origin were observed on the northwest-westerly portion of the property during the site inspection.

Therefore, Clayton recommends that a Phase II subsurface investigation be conducted at the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbon constituents, to ensure whether soil samples and quarry backfilling operations may have impacted soil and/or groundwater at the site.

Also, two heavy equipment "CAT" bartender were observed abandoned, approximately 15 feet to the rear of the site, just west of the centerline of the subject property. These barstools should be properly disposed of in a service station or similar facility.

Clayton's assessment revealed no other evidence of recognized environmental conditions in association with the subject property.
This report prepared by:  
Douglas A. Ortego  
Project Engineer  
Hochstein Regional Office

This report reviewed by:  
Dedrick F. Pend, R.D.  
Diplomat  
Hochstein Regional Office

March 30, 1999  
ES-041.02.00
<table>
<thead>
<tr>
<th>Clayson</th>
<th>Project No.</th>
<th>Description</th>
<th>Client</th>
<th>Photo Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>85-921120A</td>
<td>Overview of subject property from SE corner Middle, looking WNW</td>
<td>YMCA of Honolulu</td>
<td>March 3, 1999</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site Notes: former quarry property, Leilani Street, Waianae, Oahu, Hawaii</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Clayson</th>
<th>Project No.</th>
<th>Description</th>
<th>Client</th>
<th>Photo Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>85-921120B</td>
<td>View of subject property less and adjacent neighborhood, looking SSW</td>
<td>YMCA of Honolulu</td>
<td>March 3, 1999</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site Notes: former quarry property, Leilani Street, Waianae, Oahu, Hawaii</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Clayton Project No. E-1 900.00

Description: View of drainage channel and sewage treatment plant, looking S.W.
Site Name: Former quarry property, Lahaina Street, Wailuku, Maui, Hawaii
Client: YMCA of Hawaii

Photo Date: March 3, 1999
Clayton

Figure 1

Figure 1: Voseg property (former Limestone Quarry) on Lobato Road, Waukesha, Oak, Illinois

in Location

Clayton Project No. 85-9930.00
YMCA of Southeast
APPENDIX A

LIST OF REFERENCES/SOURCES

To evaluate the regulatory status and develop a historical database, documents were researched or personnel interviewed from the following sources:


- City and County of Honolulu Real Property Assessment Division, Honolulu, Oahu, Hawaii.


- R.M. Twiss Corporations, Honolulu, Oahu, Hawaii.


- State of Hawaii, Department of Health, Underground Storage Tank Section, Honolulu, Oahu, Hawaii.

- State of Hawaii, Department of Land and Natural Resources, Groundwater Index and Summary, dated February 1, 1991.


- VISTA Information Solutions, Inc. (VISTA), San Diego, California.
### APPENDIX B

#### REGULATORY DATABASE REPORT

---

#### SITE ASSESSMENT PLUS REPORT

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION</th>
<th>CLIENT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Identification</td>
<td>Site LocationDetails</td>
</tr>
<tr>
<td>Xth Street and Broadway</td>
<td>Updated on [Date]</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Updated on [Date]</td>
</tr>
</tbody>
</table>

#### Site Distribution Summary

<table>
<thead>
<tr>
<th>Agency / Database - Type of Records</th>
<th>State of Records</th>
<th>CA of Records</th>
<th>LA of Records</th>
<th>Total of Records</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) Databases searched to date</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1) EPA</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2) DOCNI</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3) US EPA</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4) GNM</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>5) WDH</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>6) DWP</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>7) LBN</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>8) API</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>9) CA</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>10) CCR</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>11) CDR</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>12) CVE</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>13) CSB</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>14) CTU</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>15) DAP</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>16) DEA</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>17) DFG</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>18) DHA</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>19) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>20) DOJ</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>21) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>22) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>23) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>24) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>25) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>26) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>27) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>28) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>29) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>30) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>31) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>32) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>33) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>34) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>35) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>36) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>37) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>38) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>39) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>40) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>41) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>42) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>43) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>44) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>45) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>46) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>47) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>48) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>49) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>51) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>52) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>53) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>54) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>55) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>56) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>57) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>58) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>59) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>60) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>61) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>62) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>63) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>64) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>65) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>66) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>67) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>68) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>69) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>70) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>71) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>72) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>73) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>74) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>75) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>76) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>77) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>78) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>79) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>80) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>81) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>82) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>83) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>84) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>85) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>86) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>87) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>88) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>89) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>90) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>91) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>92) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>93) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>94) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>95) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>96) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>97) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>98) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>99) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>100) DOD</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
# SITE ASSESSMENT PLUS REPORT

## SITE INVENTORY

<table>
<thead>
<tr>
<th>MAP 20</th>
<th>PROPERTY AND THE ADJACENT AREA (within 150 M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>LIME WATER WELLS ID 9732167611584110612</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>1B</td>
<td>LIME WATER WELLS ID 9732167611584110614</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## MAP 20

<table>
<thead>
<tr>
<th>SITES IN THE SURROUNDING AREA (within 150-300 M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
<tr>
<td>4</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
</tbody>
</table>

## MAP 20

<table>
<thead>
<tr>
<th>SITES IN THE SURROUNDING AREA (within 300-600 M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td>9</td>
</tr>
<tr>
<td>10</td>
</tr>
</tbody>
</table>

## MAP 20

<table>
<thead>
<tr>
<th>SITES IN THE SURROUNDING AREA (within 600-1000 M)</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
</tr>
<tr>
<td>12</td>
</tr>
</tbody>
</table>

---

For more information call VISTA Information Solutions, Inc. at 1-888-7577-9499.

Date of Report: June 1, 1998

*Note: VISTA only provides services in the U.S.*
### SITE ASSESSMENT PLUS REPORT

#### DETAILS

**PROPERTY AND THE ADJACENT AREA (within 150 m)**

<table>
<thead>
<tr>
<th>WATER WELL ID</th>
<th>RIPPERHORSE 151</th>
<th>LOCATION</th>
<th>DISTANCE</th>
<th>DISTANCE</th>
<th>*</th>
<th>*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Address</td>
<td>WELL RESEARCH</td>
<td>State of Ohio</td>
<td>150 m</td>
<td>150 m</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WATER WELL ID</th>
<th>M262121235</th>
<th>LOCATION</th>
<th>DISTANCE</th>
<th>DISTANCE</th>
<th>*</th>
<th>*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Address</td>
<td>WELL RESEARCH</td>
<td>State of Ohio</td>
<td>150 m</td>
<td>150 m</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

#### SITES IN THE ADJACENT AREA (within 250 m)

**SITE IN THE ADJACENT AREA (within 250 m)**

<table>
<thead>
<tr>
<th>WATER WELL ID</th>
<th>M262121235</th>
<th>LOCATION</th>
<th>DISTANCE</th>
<th>DISTANCE</th>
<th>*</th>
<th>*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Address</td>
<td>WELL RESEARCH</td>
<td>State of Ohio</td>
<td>250 m</td>
<td>250 m</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WATER WELL ID</th>
<th>M262121235</th>
<th>LOCATION</th>
<th>DISTANCE</th>
<th>DISTANCE</th>
<th>*</th>
<th>*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Address</td>
<td>WELL RESEARCH</td>
<td>State of Ohio</td>
<td>250 m</td>
<td>250 m</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

### SITES IN THE SURROUNDING AREA (within 500 m)

**SITE IN THE SURROUNDING AREA (within 500 m)**

<table>
<thead>
<tr>
<th>WATER WELL ID</th>
<th>M262121235</th>
<th>LOCATION</th>
<th>DISTANCE</th>
<th>DISTANCE</th>
<th>*</th>
<th>*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Address</td>
<td>WELL RESEARCH</td>
<td>State of Ohio</td>
<td>500 m</td>
<td>500 m</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>WATER WELL ID</th>
<th>M262121235</th>
<th>LOCATION</th>
<th>DISTANCE</th>
<th>DISTANCE</th>
<th>*</th>
<th>*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency Address</td>
<td>WELL RESEARCH</td>
<td>State of Ohio</td>
<td>500 m</td>
<td>500 m</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>

---

**NOTICE**: The information provided is for planning purposes only. For more detailed information, contact the appropriate authority.
<table>
<thead>
<tr>
<th>Agency</th>
<th>Address</th>
<th>Site Code</th>
<th>Site Note</th>
<th>State</th>
<th>Site Type</th>
<th>Site Description</th>
<th>U.S. EPA ID</th>
<th>Pesticide Use</th>
<th>Location</th>
<th>ID</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>FDF</td>
<td>2000 E. Autumn St., Minneapolis, MN 55408</td>
<td>DFLI-000001</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-01</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>3500 1st Ave N, Minneapolis, MN 55401</td>
<td>DFLI-000002</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-02</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>5531 S. 7th St., Minneapolis, MN 55407</td>
<td>DFLI-000003</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-03</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>7000 E. Autumn St., Minneapolis, MN 55408</td>
<td>DFLI-000004</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-04</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>10501 1st Ave N, Minneapolis, MN 55401</td>
<td>DFLI-000005</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-05</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>13000 S. 7th St., Minneapolis, MN 55407</td>
<td>DFLI-000006</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-06</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>15501 1st Ave N, Minneapolis, MN 55401</td>
<td>DFLI-000007</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-07</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>18000 S. 7th St., Minneapolis, MN 55407</td>
<td>DFLI-000008</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-08</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>20501 1st Ave N, Minneapolis, MN 55401</td>
<td>DFLI-000009</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-09</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>23000 S. 7th St., Minneapolis, MN 55407</td>
<td>DFLI-000010</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-10</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>25501 1st Ave N, Minneapolis, MN 55401</td>
<td>DFLI-000011</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-11</td>
<td>05/24/02</td>
</tr>
<tr>
<td>FDF</td>
<td>28000 S. 7th St., Minneapolis, MN 55407</td>
<td>DFLI-000012</td>
<td>Rock Ledge</td>
<td>MN</td>
<td>LANDSCAPE</td>
<td>Washington Grove</td>
<td>MN-21600</td>
<td>OFFICE</td>
<td>PHONE</td>
<td>FDF 001-12</td>
<td>05/24/02</td>
</tr>
</tbody>
</table>

**VISTA Contact Information:**
For more information contact VISTA Information Services, Inc. at 1-800-787-1962.

**Report Date:** 05/24/02

**Date of Report:** 05/24/02
VISTA conducts a database search to identify all areas within 1.5 miles of your property.

The agency release date is June 30, 1998.

The Emergency Response Notification System (ERN) is a regionalized notification used to alert all residents within 1.5 miles of your property regarding chemical spills. This system alerts residents to take precautions to protect themselves and their property.

The Oregon Emergency Response Program (ERPS) is a state-wide program that provides support and guidance to local emergency responders. It is designed to help communities prepare for and respond to chemical spills.

The database is free and available online. For more information regarding the database, please visit the Oregon Emergency Response Program website.

For more information, contact VISTA Information Services, 310 N. State St., Suite 100, Salem, OR 97301. Phone: 503-684-6800. Fax: 503-684-6812.
Appendix E

Phase II Subsurface Investigation
Phase II Subsurface Investigation of Vacant Property Located on Lehua Street (Portion of PLN: (3-6-3, parcel 4 and 51) Waianae, Oahu, Hawaii for YMCA of Honolulu, Honolulu, Oahu, Hawaii. Clayton Project No. 85-09207.00 June 7, 1999

CONTENTS

Section                                      Part

Executive Summary                               iii
1.0 INTRODUCTION                                1
1.1 BACKGROUND                                 1
1.2 PURPOSE                                    2
1.3 SCOPE OF WORK                               2
2.0 PROPERTY DESCRIPTION                       3
2.1 PRESENT CONDITIONS                          3
2.2 REGIONAL GEOLOGY, GROUNDWATER, AND SOIL CONDITIONS 3
2.2.1 Salinity                                  4
2.2.2 Groundwater                              4
3.0 SOIL SAMPLING AND ANALYSIS                  4
3.1 SOIL SAMPLING PROCEDURES                   4
3.1.1 Soil Aeration Levels                     5
3.1.2 Field Analysis                           5
3.2 LABORATORY ANALYSIS OF SOIL SAMPLES         6
4.0 CONCLUSIONS AND RECOMMENDATIONS             6
5.0 LIMITATIONS                                7

INDEX

1. Site Location
2. Site Plan
3. Sampling Plan

Table
1. Analytical Results for Soil Samples

Annexes

Laboratory Analytical Reports and Chain-of-Custody Forms for Soil Samples

Appendix

ii
Executive Summary

YHCA of Honolulu (YHCA) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a limited Phase I environmental site assessment of the northeast corner of the Waianae Sewage Treatment Plant (STP) on Lahaina Street (Parcel ID: 3-6-1; Parcel 4 and 61), Waianae, Oahu, Hawaii. The subject property is approximately 24 acres in total area (including approx. 1.92 acres of which was a former sewage lagoon).

The purpose of this project was to (1) investigate and evaluate environmental conditions identified in the Phase I Environmental Site Assessment conducted by Clayton in March of 1995, and (2) provide recommendations for remediation of the property, if necessary.

The following are the recognized environmental conditions identified in the Phase I environmental site assessment, the findings of the Phase II environmental site assessment, and Clayton's recommendations:

- Aerial photographs reviewed by Clayton from the years 1922, 1954, and 1992 showed hundreds of automobiles throughout the survey area and the site appears to be an auto salvage yard. Based on a review of historical aerial photographs of the subject property for 1922 and 1954, the auto salvage operations conducted each of the steepest sections of the subject property, where large numbers of vehicles were observed stored.

In addition, numerous small oil spots of unknown origin were observed at the northeast corner portion of the property during the site inspection for the Phase I assessment.

Therefore, Clayton recommended that a limited Phase II subsurface investigation be conducted in the northeast portion of the subject property, including soil sampling and analysis for heavy metals and petroleum hydrocarbons, to assess whether auto salvage operations may have impacted soil in the site.

Clayton collected a total of twenty soil samples, including seven surface samples, three subsurface samples from approximately 2 feet below ground surface, and two soil samples from serpentine and pumice which were analyzed for metals, carbonates, and chloride. The three subsurface soil samples were analyzed for petroleum hydrocarbons.

According to the laboratory analytical results, the concentrations analyzed were reported at concentrations below the State of Hawaii Department of Health (DOH) Tier 3 and above levels or below the laboratory detection limits. Additionally, the total lead, cadmium, and chromium results were below the Permits and Remedial Goals (PRGs) established by the U.S. Environmental Protection Agency (EPA).

Therefore, based on the laboratory analytical results, Clayton recommends no further action at the subject property.

1.0 INTRODUCTION

YHCA of Honolulu (YHCA) retained Clayton Environmental Consultants, a division of Clayton Group Services, Inc. (Clayton) to conduct a limited Phase II subsurface investigation of a vacant (former sewage lagoon) property located adjacent to the Waianae Sewage Treatment Plant (STP) on Lahaina Street (Parcel ID: 3-6-1; Parcel 4 and 61), Waianae, Oahu, Hawaii. Clayton performed these services in accordance with Clayton Proposal No. 99-11-6141 dated May 11, 1999.

1.1 BACKGROUND

Clayton performed a Phase I Environmental Site Assessment of the subject property on March 2, 1999. The Phase I report revealed "Phase I Environmental Assessment of a Vacant Property Located along Lahaina Street in Waianae, Oahu, Hawaii." dated March 31, 1999, identified two areas of recognized environmental concern, as follows:

- Aerial photographs reviewed by Clayton from the years 1922, 1954, and 1992 showed hundreds of automobiles throughout the survey area and the site appeared to be an auto salvage yard. Based on a review of historical aerial photographs of the subject property for 1922 and 1954, auto salvage operations conducted each of the steepest sections of the subject property, where large numbers of vehicles were observed stored.

- Numerous small oil spots of unknown origin were observed at the northeast corner portion of the subject property during the site inspection for the Phase I environmental site assessment.

1.2 PURPOSE

The purpose of this project was to (1) investigate and assess environmental conditions identified in the northeast corner of the subject property during the Phase I environmental site assessment, including soil sampling and analysis for heavy metals and petroleum hydrocarbons, to assess whether auto salvage operations may have impacted soil at the site. These conditions include (1) the potential for previous auto salvage operations conducted on the northeast corner of the subject property to impact the subject property, and (2) the potential for numerous small oil spots of unknown origin in the northeast corner portion of the parcel to impact the subject property.
1.3 SCOPE OF WORK

The Scope of Work performed was divided into the following tasks:

1.3.1 Task I - Research

- Reviewed aerial photograph of the subject property for the years 1930 and 1938 to determine whether any drainage operations conducted within the quarry area fell within the wetted boundary of the subject property. Copies of the aerial photographs are available in the section marked Photographs.

- Assessed the potential for soil salvage operations conducted on the northwest corner of the parcel to impact the subject property.

- Assessed the potential for numerous small soil piles of unknown origins in the northwest corner portion of the parcel to impact the subject property.

1.3.2 Task II - Soil Sampling

- Collected twelve soil samples using a shovel bucket from various locations in the northwest corner of the subject property, down to a maximum depth of approximately three feet below ground surface (BGS).

- Analyzed all twelve soil samples for total lead, cadmium, and chromium using EPA Method 6010A and the three subsoil samples for a potential hydrocarbon stain using EPA Method 8015A.

- Compared the laboratory analytical results to State of Hawaii Department of Health (DOH) Tier 1 action levels and U.S. EPA Preliminary Remedial Action Goals (PRAGs) for soil.

- Documented sampling activities using appropriate quality control/quality assurance procedures to substantiate field activities in accordance with DOH guidelines.

- Backfilled each excavation to grade with the excavated soil material and neatly repair.

1.3.3 Task III - Report Preparation

Prepared and submitted this written report presenting our findings, results of laboratory analysis, conclusions, and recommendations.
to 20 inches. This soil is neutral to mildly alkaline with moderate permeability. Rainfall is very slow to medium, and the terrain is rather slight to moderate.

3.2.3 Groundwater

It is anticipated that the depth to groundwater at the subject property approximates the depth to mean sea level plus a hydraulic head. This head is anticipated to be just over one foot above mean sea level (a depth of approximately 59 to 55 feet below ground surface). Although the groundwater flow direction was not measured, the regional direction of groundwater flow is anticipated to follow rather topography and flow generally towards the Pacific Ocean to the Lualualei Beach Park coastal shoreline.

However, topography is not always a reliable basis for predicting groundwater flow direction. The local gradient under the subject property may be influenced initially by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend.

Clayton reviewed Aquifer Identification and Classification Technical Report No. 179, published by the Water Resources Center of the University of Hawaii, for information on groundwater conditions below the subject property. The report describes the aquifer below the subject property as part of the Waiakoloa aquifer system of the Waimanalo area. The upper aquifer is an unconfined sandstone aquifer of the submarine type, with siliciclastic sedimentology. Its name is described as a replaceable water supply of high salinity with a potential for use. The groundwater is this aquifer is not used as drinking water and is not considered ecologically important; however, it is highly vulnerable to contamination.

The lower aquifer is a confined sandstone aquifer occurring in the same units. Its name is described as a replaceable water supply of high salinity with a potential for use. This aquifer is not used as drinking water and is not considered ecologically important. The groundwater in this aquifer has a low vulnerability to contamination.

There are three wells on record within 1000 feet of the subject property. According to the State of Hawaii Department of Land and Natural Resources Geohazard Index and Summary, Well No. 1-261-03 and 2-261-04 are located hydrologically adjacent and approximately 100 feet southwest of the subject property. Well No. 1-261-04 is located hydrologically downstream and approximately 100 feet south/southwest of the subject property. However, according to the USGS, there are inactive research wells.

3.3 SOIL SAMPLING AND ANALYSIS

3.3.1 Soil Sampling Procedures

On May 17, 1999, a total of twelve soil samples were collected from various locations in the northwest corner of the subject property using a handheld auger. An auger from Nii Nii Inc. of Honolulu (N. Nii) performed excavations using a CASE backhoe unit. A total of twelve and samples were collected including seven surface samples, three subsoil samples from approximately 1 feet below ground surface, and two soil samples from selected soil pits. Photographs of the site are presented in this section marked Photographs. Soil sample locations are shown on Figure 3 (Figure 3). The soil samples were placed into 500-ml glass jars, filled with a 10% w/v sodium hexametaphosphate solution, labled with a unique sample identification number and placed in a cooler containing ice-cold packs. The sample cooler was then taken back to Clayton's Honolulu office for overnight storage in a refrigerator for picking by a laboratory representative on the following day. Following picking, the sample cooler was transported to an overnight analysis service and delivered to Columbia Analytical Services, Inc. (CASI) laboratory in Cuyahoga, California, under standard conditions of transport.

After collecting the soil samples, the excavation bores were backfilled to grade with the excavated soil material and nearby soil.
3.1.2 Field Analysis

A portion of the soil samples were analyzed in the field using the ambient temperature head space and soil vapor extraction on a device (FID) device. Prior to use, the FID device was calibrated in accordance with the manufacturer’s instructions, using a 100 ppm methane/air gas standard.

To analyze soil samples in the field, the soil samples were placed in a plastic zipper bag, which was then sealed and set aside for approximately 15 minutes to allow for volatilization of any volatile organic compounds (VOCs) in the air to come into equilibrium with the bag's headspace. The bag was then placed into the oven at 45° for 2 hours to be heated into the bag. The concentration of VOCs was then recorded and included in the field notes. The results showed that the FID device did not detect VOC vapors in any of the soil samples examined from the subject property.

3.2 LABORATORY ANALYSES OF SOIL SAMPLES

The twelve soil samples were analyzed for total lead, cadmium, and chromium using EPA Method 6015A. A total of nine additional soil samples were analyzed for petroleum hydrocarbons (PHCs) using EPA Method 6020. Table 1 presents a summary of soil sample results and includes the SO21 Tier I, Antioch Level, and Preliminary Remedial Action (PRAs) established by the U.S. Environmental Protection Agency (EPA).

Based on the laboratory analytical results, all constituents analyzed were reported at concentrations below the minimum levels set by the State of New York Department of Health (DOH) Tier I soil action limits or below the laboratory detection limits, which were also below the S021 Tier I soil action limits. Additionally, the total lead, cadmium, and chromium results were compared to PRAs. Concentrations of lead, cadmium, and chromium were below the established PRAs. The laboratory analytical results and data on exceedant forms are included in Appendix B.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Clayton conducted a Phase I Environmental Site Assessment to address recognized environmental conditions in connection with the subject property that were identified in a Phase I Environmental Site Assessment conducted in March of 1999.

Clayton conducted soil sampling and analysis activities for heavy metals and petroleum hydrocarbon constituents, to assess whether soil contaminants may have impacted soil at the site. A total of twelve soil samples were collected and analyzed for total lead, cadmium, and chromium. Three soil samples were analyzed for total petroleum hydrocarbons.

Based on the laboratory analytical results for soil samples collected at the subject property, Clayton recommends no further action at the subject property.

5.0 LIMITATIONS

The information and opinions contained in this report are exclusive of any NYCE or NYCECA of NYSLE. Clayton Environmental Consultants will not distribute this report unless their express consent is obtained as may be required by law or court order. The information and opinions expressed in this report are given in response to our limited assignment and should be evaluated and implemented only in light of that assignment. We accept no responsibility for the consequences of our duties in executing the assignment and preparing this report in accordance with the normal standards of our profession but disclaim any responsibility for consequential damages.

This report prepared by: [Signature]
Design Engineer
Homesite Regional Office

This report reviewed by: [Signature]
Design, P. Field, R.E.
Director
Homesite Regional Office

Jan 1, 1999
Page 5/7
### Table 1
Analytical Results for Soil Samples at the Vacant Property Located on Loholu Street (Portion of TMK 10-5-1: Parcels 4 and 51) Wai'anae, Oahu, Hawaii
Clayton Project No. 105-06207.00
Sampling Date: May 15, 1996

<table>
<thead>
<tr>
<th>Sample Number</th>
<th>TPH-GRG</th>
<th>TPH-HRO</th>
<th>TPH-HRO</th>
<th>Total</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(ppb)</td>
<td>(ppb)</td>
<td>(ppb)</td>
<td>ppb</td>
<td>ppb</td>
</tr>
<tr>
<td>SH1</td>
<td>15</td>
<td></td>
<td>20</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>SH2</td>
<td>7</td>
<td></td>
<td>13</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>SH3</td>
<td>11</td>
<td></td>
<td>10</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>SH4</td>
<td>6</td>
<td></td>
<td>10</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>SH5</td>
<td>7</td>
<td></td>
<td>10</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>SH6</td>
<td>8</td>
<td></td>
<td>10</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>SH7</td>
<td>7</td>
<td></td>
<td>10</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>SH8</td>
<td>8</td>
<td></td>
<td>10</td>
<td>16</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>solvents</th>
<th>Action Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>TPH-GRG</td>
<td>5,000</td>
</tr>
<tr>
<td>TPH-HRO</td>
<td>5,000</td>
</tr>
<tr>
<td>TPH-HRO</td>
<td>5,000</td>
</tr>
<tr>
<td>NS</td>
<td>2,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Method Reporting Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

**Note:** NS - not statistically significant, DOH - Department of Health, K - Not Applicable

TABLES

**Sample Numbers:**
- SH1
- SH2
- SH3
- SH4
- SH5
- SH6
- SH7
- SH8

**Solvents:**
- TPH-GRG: Total Petroleum Hydrocarbons - Gasoline Range Organics
- TPH-HRO: Total Petroleum Hydrocarbons - Heavy Range Organics
- TPH-HRO: Total Petroleum Hydrocarbons - Heavy Range Organics

**Method Reporting Limit:**
- 2 : Method Reporting Limit

**NS:**
- Not Statistically Significant
- Not Available

**DOH:**
- Hawaii Department of Health

**K:**
- Not Applicable

**NS:**
- Not Available

**TSP:**
- U.S. EPA Preliminary Remedial Goals

**NA:**
- Not Applicable
APPENDIX
LABORATORY ANALYTICAL REPORTS
AND
CHAIN-OF-CUSTODY FORMS
FOR SOIL SAMPLES

May 25, 1999

Douglas O'Brien
Columbia Environmental Consultants
970 N. Ekahn Ave., WC316
Sacramento, CA 95814

Re: Wehausen's Project #55-99

Dear Douglas:

Enclosed are the results of the samples submitted to our laboratory on May 18, 1999. For your
reference, these analyses have been assigned our service request number LPM99254.

All analyses were performed in accordance with our laboratory's quality assurance program.
Results are intended to be considered in their entirety and apply only to the samples analyzed.
Columbia Environmental Services is not responsible for use of any of the equipment.

Columbia Environmental Services is certified for environmental analysis by the California
Department of Health Services (certification number 1996, expiration: August 31, 1999).

If you have any questions, please call me at (818) 587-5550, extension 310.

Respectfully submitted,

Columbia Environmental Services, Inc.

[Signature]

Linda Firefuentes
Project Chemist

Columbia Analytical Services, Inc.

6725 Canoga Avenue • Canoga Park, CA 91305 • (818) 587-5550 • Fax: (818) 587-5555
Hydrocarbon Gas/Fuel Characteristics

<table>
<thead>
<tr>
<th>Sample Name</th>
<th>Method</th>
<th>Unit</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Methane</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carbon Monoxide</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carbon Dioxide</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nut</th>
<th>Prep</th>
<th>Analyte</th>
<th>Method</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

COLUMBIA ANALYTICAL SERVICES, INC.

*Blank Page*
Hydrocarbon Source / Fuel Characteristics

<table>
<thead>
<tr>
<th>Type</th>
<th>Method</th>
<th>MDL</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>IRG</td>
<td>EPA 1610 M</td>
<td>0.05</td>
<td>ND</td>
</tr>
<tr>
<td>IRG</td>
<td>EPA 1610 M</td>
<td>0.05</td>
<td>ND</td>
</tr>
<tr>
<td>IRG</td>
<td>EPA 1610 M</td>
<td>0.05</td>
<td>ND</td>
</tr>
<tr>
<td>IRG</td>
<td>EPA 1610 M</td>
<td>0.05</td>
<td>ND</td>
</tr>
</tbody>
</table>

Note: MDL = Method Detection Limit
Result = Analytical Result
ND = Not Detected
Appendix F

Letter from U.S. Fish & Wildlife Service
United States Department of the Interior
FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
1-2-2003-TA-044

Vincent Shigekuni
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

This responds to your November 22, 2002, letter in which you request the U. S. Fish and Wildlife Service review and comment on the proposed expansion of the Waianae Coast YMCA project in Waianae, Island of Oahu. The proposed project site is located at the flat portion of the property closest to Leihoku Street. It consists of less than 9.58 acres of land. The existing portable building, lawn, and parking will be replaced with a new, one-story building which will include a lobby, offices, meeting facilities, restrooms, and a fitness center. Other improvements include an outdoor swimming pool, a sport court, an outdoor playfield, redesigned parking area, and new landscaping.

We reviewed the information provided by you and pertinent information in our files, including maps prepared by the Hawaii Natural Heritage Program. To the best of our knowledge, no Federally listed endangered, threatened, or proposed threatened or endangered species, or proposed or designated critical habitat occur in the proposed project site.

We appreciate your efforts to conserve endangered species. If you have any questions, please contact Lorena Wada, Supervisory Fish and Wildlife Biologist (phone: 808/541-3441; fax: 808/541-3470).

Sincerely,

[Signature]

Paul Henson, Ph.D.
Field Supervisor